



Corporate Report

Clerk's Files

Originator's

Files OZ 05/038 W7

DATE: December 12, 2006

TO: Chair and Members of Planning and Development Committee
Meeting Date: January 8, 2007

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Rezoning Application
To permit 30 common element condominium townhouses
utilizing a shared driveway access with the adjacent
commercial centre and a reduced commercial parking standard
1100 and 1110 Dundas Street West and 2590 Glengarry Road
Southwest corner of Dundas Street West and Glengarry Road
Owner: Antonio Dos Santos
Applicant: PMG Planning Consultants
Bill 20

Public Meeting **Ward 7**

RECOMMENDATION: That the Report dated December 12, 2006, from the Commissioner of Planning and Building regarding the application to change the Zoning from "DC-1317" (District Commercial), "RCL1-1645" and "RCL-2193" (Restricted Commercial) to "RM5-Special Section" (Townhouses) to permit 30 common element condominium townhouses and to change the Zoning from "DC-1317" to "DC-Special Section" (District Commercial), to permit a shared driveway access between the commercial lands and the residential townhouses and to permit a reduced commercial parking standard under file OZ 05/038 W7, Antonio Dos Santos, 1100 and 1110 Dundas Street West and 2590 Glengarry Road, southwest

corner of Dundas Street West and Glengarry Road, be received for information.

BACKGROUND:

The rezoning application has been filed to permit 30 common element condominium townhouses utilizing a shared driveway access with the adjacent commercial centre. The application is also requesting a reduction to the commercial parking standards which would result in the elimination of 13 existing parking spaces to accommodate the new shared access driveway.

On October 30, 2006, the applicant appealed the application to the Ontario Municipal Board (OMB) for failure on the municipality's part to make a decision on the application within the specified time frames contained within the *Planning Act*. The associated Site Plan application was also appealed to the OMB. The applicant states the rationale of the site plan appeal in correspondence to the OMB:

"While there is no dispute with the City with respect to the land use or the general form of development on the subject lands, we are unable to resolve the orientation of built form and site plan type issues."

Given the complexity of the lands and the large number of outstanding issues to be resolved, the City may request that the OMB hold a pre-hearing conference.

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

COMMENTS:

Details of the proposed residential proposal are as follows:

Development Proposal (Residential Townhouses)	
Proposed Height:	3 storeys
Lot Coverage:	30.74 %
Proposed Residential Floor Space Index:	0.77 FSI
Proposed Residential Landscaped Area:	40 %
Proposed Residential Net Density:	52.8 units/ha. 21.4 units/acre
Number of units:	30
Anticipated Population:	90*
Parking Required:	60 resident (2 spaces/unit) 9 visitor/recreation equipment parking spaces
Parking Provided:	60 resident (2 spaces/unit) 8 visitor parking spaces 0 recreation equipment parking spaces
Supporting Documents:	Planning Justification Report, PMG Planning Consultants

*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.

Site Characteristics	
Frontage:	30.5 m (100 ft.) on Dundas Street West
Depth:	122.7 m (402.6 ft.) on Dundas Street West
Frontage:	24.4 m (80 ft.) on Glengarry Road
Depth:	55.4 m (181.8 ft.) on Glengarry Road
Lot Area:	0.57 ha (1.4 ac.)
Existing Use:	Vacant land (formerly residential and zoned for commercial uses)

Details of the commercial centre proposal are as follows:

Development Proposal (Commercial Centre)	
Existing Commercial Gross Floor Area:	1 858 m ² (20,000 sq. ft.)*
Parking Required:	73 spaces for commercial, 47 spaces for restaurant uses and 1 loading space based on By-law 5500.
Parking required after approval of 1985 variance.	73 spaces for commercial and 7 spaces for restaurant uses based on the Committee of Adjustment decision (File 'A'-152/85) and 1 loading space.
Parking Provided:	57 spaces for commercial and restaurant uses and deletion of the loading space requirement in order to accommodate a reduction in the commercial centre's lot area and the new shared access driveway between the residential and commercial uses.
Supporting Documents:	Planning Justification Report, PMG Planning Consultants Parking Study, URS Canada Inc.

*Note: Additional information from the applicant to confirm the total floor space and the amount dedicated to restaurant uses has not been provided and the above figures are estimated.

Site Characteristics	
Frontage:	55.75 m (182.9 ft.) on Dundas St W
Existing Depth:	96.94 m (318 ft.)
Proposed Depth:	95.41 m (313 ft.)
Existing Lot Area:	0.54 ha (1.3 ac.)
Proposed Lot Area:	0.51 ha (1.28 ac.)
Existing Use:	Commercial Centre

Additional information is provided in Appendices I-1 to I-11.

Neighbourhood Context

The subject property consists of three lots located at the southwest corner of Dundas Street West and Glengarry Road. An existing commercial centre, Lucky's Place (1100 Dundas Street West), was constructed in 1984 and contains a range of convenience commercial uses.

Two vacant land parcels are located to the west (1110 Dundas Street West) and south (2590 Glengarry Road) of the commercial centre. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

North: Commercial Centre (Westdale Mall)

East: Commercial (Cobra Auto Parts)

South: Detached dwellings

West: Standard condominium townhouses

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

"Convenience Commercial" which permits a range of commercial uses oriented to the surrounding neighbourhoods. The commercial component of the application is in conformity with the land use designation.

"Residential Medium Density I" which permits designation permits townhouse development within a density range of 25-50 units per net residential hectare (10-20 units per acre). Building heights should not exceed a maximum of 3 storeys in height.

The proposed residential lands are also identified as **"Special Site 3"** in the Erindale District policies of Mississauga Plan. This policy recognizes the potential for land assembly to accommodate future residential development. A concept plan is required to address street access, housing forms are

encouraged to be oriented toward Dundas Street West in order to enhance the streetscape and measures are required to mitigate impacts on adjacent residential lands. Offices and a medical building are also permitted uses as recognized by the existing zoning. The concept plan submitted with the current application does not orient built form toward Dundas Street West as suggested by "Special Site 3."

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

Residential and Urban Design policies which encourage housing forms that are compatible, respect context and create a quality living environment. Design issues related to built form, orientation of buildings and the quality and quantity of open space are considered in assessing the merits of residential development.

The Implementation policies provide criteria to evaluate development applications. Measures to enhance compatibility between the existing and proposed land uses must be demonstrated by the applicant. The suitability of the site in terms of its size and shape to accommodate the necessary on-site circulation, activities and functions must also be evaluated. Details such as road width, internal walkways, landscape buffers, fencing, outdoor play areas and method of waste collection illustrated on the concept plan are reviewed to ensure they meet the standards necessary to ensure a quality development. An evaluation of the proposal's merits will be provided in the Supplementary Report.

Existing Zoning

"DC-1317" (District Commercial), which permits a range of commercial and restaurant uses. A complete list of the existing permitted uses is provided in Appendix I-9.

"RCL1-1645" (Restricted Commercial), which permits a bank, offices and accessory uses.

"RCL1-2193" (Restricted Commercial), which permits a medical building, pharmacy and medical supply office.

Proposed Zoning By-law Amendment

"DC-Special Section" (District Commercial), to permit most of the existing permitted uses with a minimum of 57 commercial parking spaces, and the deletion of the required loading space. A new Schedule "T" is proposed which will illustrate the proposed shared driveway access between the commercial centre and adjacent residential uses. The proposed permitted uses and regulations are provided in Appendix I-9.

"RM5-Special Section" (Residential Townhouse), to permit 30 common element condominium units with a shared driveway with the commercial centre. A new Schedule "T" and site-specific regulations are proposed to accommodate the site specific exceptions requested. A list of the proposed zoning regulations for the proposed townhouses is provided in Appendix I-10.

Draft Mississauga Zoning By-law

A report on the new draft Zoning By-law was received at the Planning and Development Committee on September 18, 2006 and will be considered at a future meeting. The draft zoning for the commercial property, 1100 Dundas Street West, is "C1" (Convenience Commercial) which permits a range of commercial uses.

The draft zoning recognizes the previously approved zoning for the lands. The vacant property west of the commercial centre, 1100 Dundas Street West, is proposed to be zoned "RM4-6" (Townhouse Dwellings) which permits an office and medical building. The draft zoning for the vacant property south of the commercial centre, 2590 Glengarry Road, is "RM4-37" (Townhouse Dwellings) which permits an office, financial institution and accessory uses. Townhouses are currently not permitted on any of the parcels.

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.

COMMUNITY ISSUES

No community meetings were held and no written comments were received by the Planning and Building Department. A number of phone calls were placed to the Planning and Building Department. The following is a summary of issues raised:

Comment

Concern with additional traffic from the proposed townhouses directly accessing Dundas Street West. The existing townhouse residents located west of the subject property have difficulty entering and leaving the property with the current Dundas Street West access. An alternative access to Glengarry Road would serve the existing and proposed townhouses and would be a safer alternative.

Response

Through the development approval process on the subject lands, an easement in favour of the condominium corporations to the west will be required to allow them to share the proposed driveway to gain access to Glengarry Road. A concept plan to this effect was developed when the townhouses were originally developed.

Comment

Details regarding the construction access, location of the material stockpile and potential phasing of construction were requested. Concerns were expressed with the impact of construction on the existing residential homes and the existing commercial centre.

Response

The applicant has been asked to address these matters in the next submission. The construction access route would be restricted to Glengarry Road and no access would be permitted from the existing townhouses.

Comment

Concern with the maintenance of the existing convenience commercial centre. Several other vacant commercial buildings and used car lots along Dundas Street West are giving the area a “run-down” appearance.

Response

Planning and Building Department staff have recommended to the applicant that the existing convenience commercial plaza may need upgrades in relation to the internal walkways, parking areas, shared driveway access and landscaping to increase compatibility with the proposed townhouses. The site plan application submitted by the applicant currently excludes the commercial lands.

Comment

The proposed townhouses are welcomed and will help reinforce the residential character of this stable neighbourhood. New commercial uses along the south side of Dundas Street West should be discouraged.

Response

The Erindale District Plan supports medium density residential uses along the south side of Dundas Street West and discourages future commercial uses. Revitalization of existing commercial lands is also encouraged.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix I-7 and school accommodation information is contained in Appendix I-8. To date, the applicant has not addressed any of the concerns raised by City departments and external agencies.

The applicant has confirmed that the common element condominium tenure is being requested. Revised technical comments from the Planning and Building Department and the Transportation and Works Department will be provided upon resubmission of plans. An application for a draft plan of subdivision would also likely be required to allow for a common element condominium and to potentially define the individual lots and the limits of the common elements.

Based on the comments received and the applicable Mississauga Plan policies the following matters will have to be addressed:

- The property limits of the future condominium are to be identified and any proposed lot additions from the commercial lands to the proposed residential lands are to be specified.
- The limits of the common elements and proposed lots have not been defined on the concept plan.
- Justification for exceeding the RM5 zone's density has not been provided.
- Measures to buffer the proposed residential from the commercial uses have not been outlined.
- Rationale for not meeting the City's landscape requirements has not been provided.
- Insufficient setback from the townhouses to the street line.
- The location and size of the children's play area adjacent to the east-west shared driveway is inappropriate due to anticipated traffic volume.
- The townhouse roads do not meet the Region of Peel's waste handling requirements.

- The future location of the waste receptacles for the commercial centre have not been identified since the current location will be required for parking.
- Confirmation of the existing gross leasable area of the commercial centre is required to evaluate the applicant's request for an increase of 248 m² (2,667 ft.²) of gross leasable area.
- Proposed parking is insufficient based on the proposed range of commercial uses.
- Details of the existing easements and restrictions have not been provided to staff for review.
- The proposed 3.0 m (9.8 ft.) acoustic barrier exceeds the maximum barrier height and would require a berm and associated buffer block to be identified on the concept plan.
- Future ownership of the shared driveway is to be specified.
- Possible conflict between the proposed driveway location and the existing bus bay located on Glengarry Road cannot be determined due to incomplete survey information.
- Insufficient private road width of 6 m (19.7 ft.) proposed since a minimum of 7 m (23 ft.) is required for a common element condominium road.
- Modifications are required for the Dundas Street West access and centre median extension.
- Proposed emergency access located adjacent to the Dundas Street West commercial driveway is to be detailed.
- Mutual access and maintenance agreement between the commercial property, the adjacent residential condominium corporations and the future townhouse lands is to be provided to staff for review.

The above matters will be evaluated in the Supplementary Report.

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain other engineering matters with respect to site servicing, site circulation and access modifications, road widening, acoustic mitigation and waste management, which will require the applicant to enter into appropriate agreements with the City and Region of Peel.

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, the Planning and Building Department will be in a position to make a recommendation regarding this application.

ATTACHMENTS:

- Appendix I-1 - Site History
- Appendix I-2 - Aerial Photograph
- Appendix I-3 - Excerpt of Erindale District Land Use Map
- Appendix I-4 - Excerpt of Existing Land Use Map
- Appendix I-5 - Concept Plan
- Appendix I-6 - Elevations
- Appendix I-7 - Agency Comments
- Appendix I-8 - School Accommodation
- Appendix I-9 - Zoning Provisions for DC-Special Section
- Appendix I-10 - Zoning Provisions for RM5-Special Section
- Appendix I-11 - General Context Map

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Michael Crechiolo, Development Planner

A. Dos Santos**File: OZ 05/038 W7****Site History***1100 Dundas Street West*

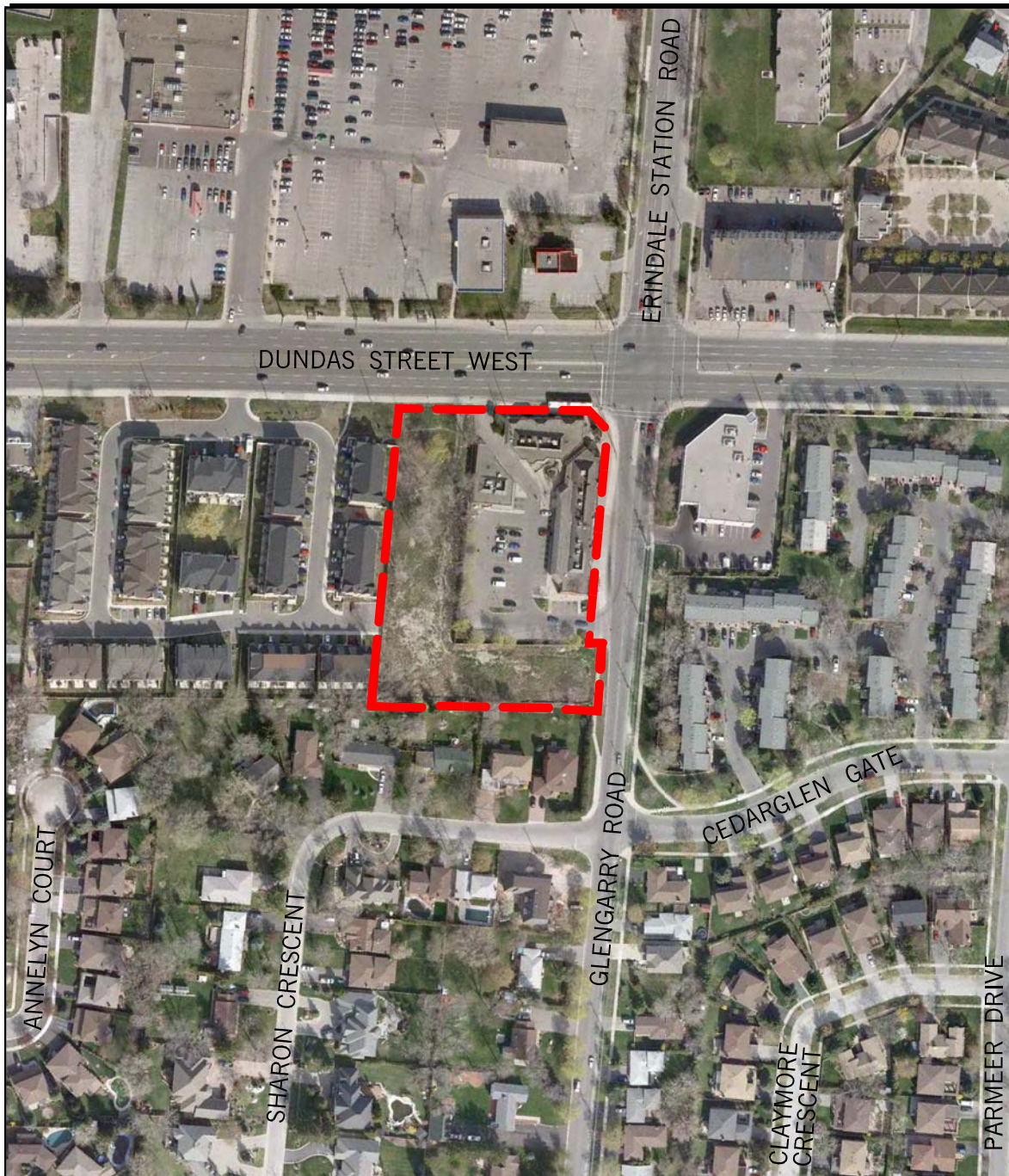
- 1954 – Commercial uses present
- 1984 - Council approves rezoning request to permit convenience commercial uses.
- 1984 - Construction begins on the three commercial buildings.
- 1985 - Ministry of Municipal Affairs approves Amendment 60 to the *West Cooksville Secondary Plan* which re-designates the property from “Highway Commercial” to “Convenience Commercial.”
- October 2005 – Current application submitted proposing a rezoning to “DC-Special Section” (District Commercial) and “RM5-Special Section” (Townhouse).
- September 2006 - Files closed due to inactivity
- October 2006 - Owner initiates appeal to Ontario Municipal Board.

1110 Dundas Street West

- 1948 to 1994 - Residential use of the property.
- 1994 - Detached dwelling demolished and development application received for a medical office building.
- 1996 - Council approves rezoning request to permit medical office uses.
- 2004 – Owner meets with Planning and Building Department staff to discuss a commercial development proposal for the vacant lands.
- October 2005 – Current application submitted proposing a rezoning to “RM5-Special Section” (Townhouse).
- September 2006 - Files closed due to inactivity
- October 2006 - Owner initiates appeal to Ontario Municipal Board.

2590 Glengarry Road

- 1950 to present - Lands remain vacant.
- 1987 - Council approves rezoning request to permit an office building.
- 1999 - Rezoning application to permit a retirement home submitted.
- 2004 - Rezoning application closed due to inactivity.
- 2004 – Owner meets with Planning and Building Department staff to discuss a commercial development proposal for the vacant lands
- October 2005 – Current application submitted proposing a rezoning to “RM5-Special Section” (Townhouse).
- September 2006 - Files closed due to inactivity
- October 2006 - Owner initiates appeal to Ontario Municipal Board.



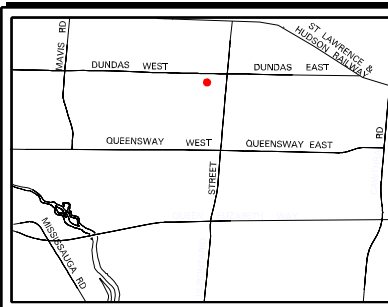
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 **SUBJECT LANDS**

DATE OF AERIAL PHOTO: 2006



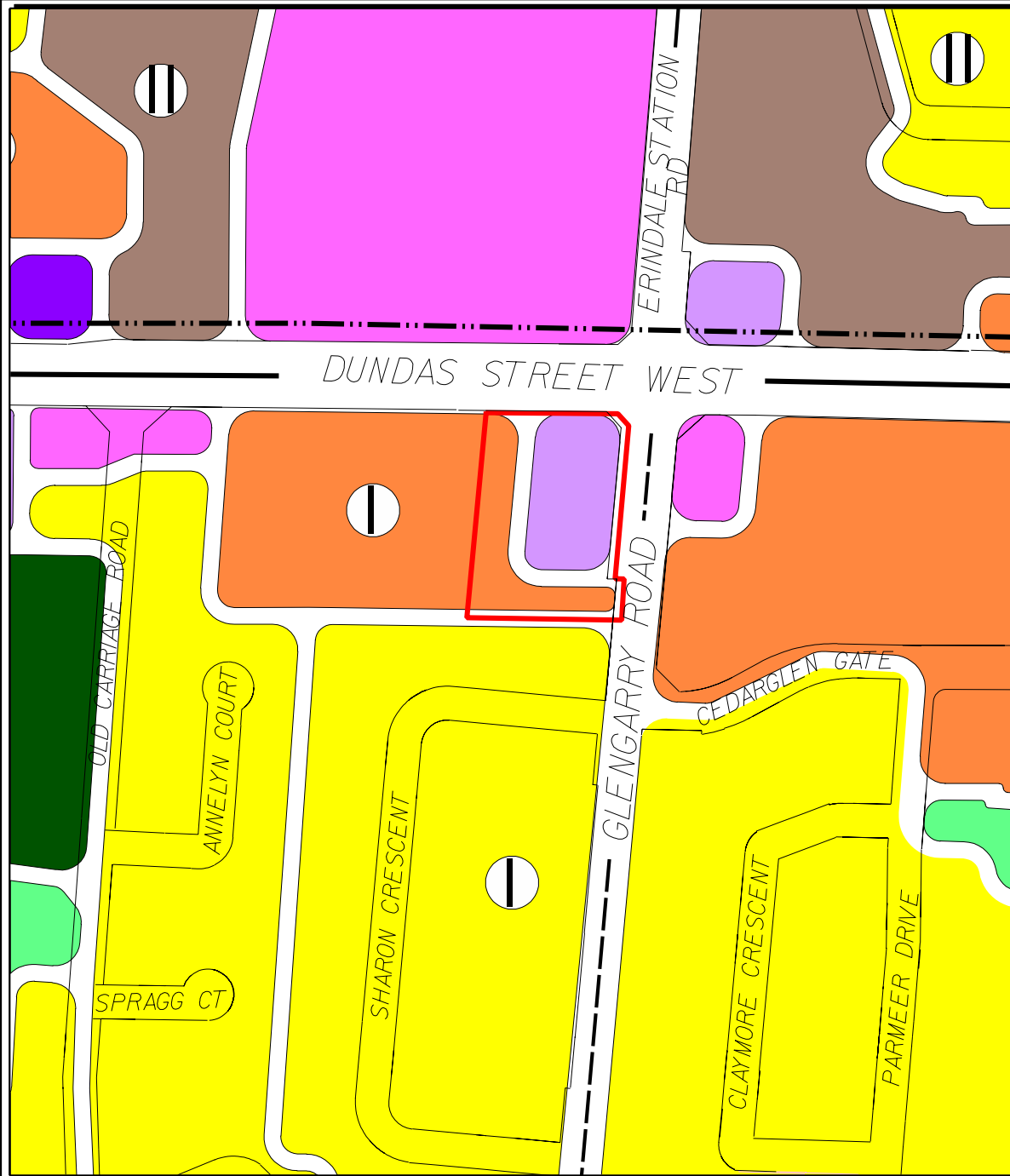
SUBJECT: ANTONIO DOS SANTOS



FILE NO: OZ 05038 W7	
DWG. NO: V805038A	
SCALE: NTS	
PDC DATE: 2007 01 08	APPENDIX 1-2
DRAWN BY: R.DICOSOLA	

 **MISSISSAUGA**
Planning and Building

Produced by
T&W, Geomatics



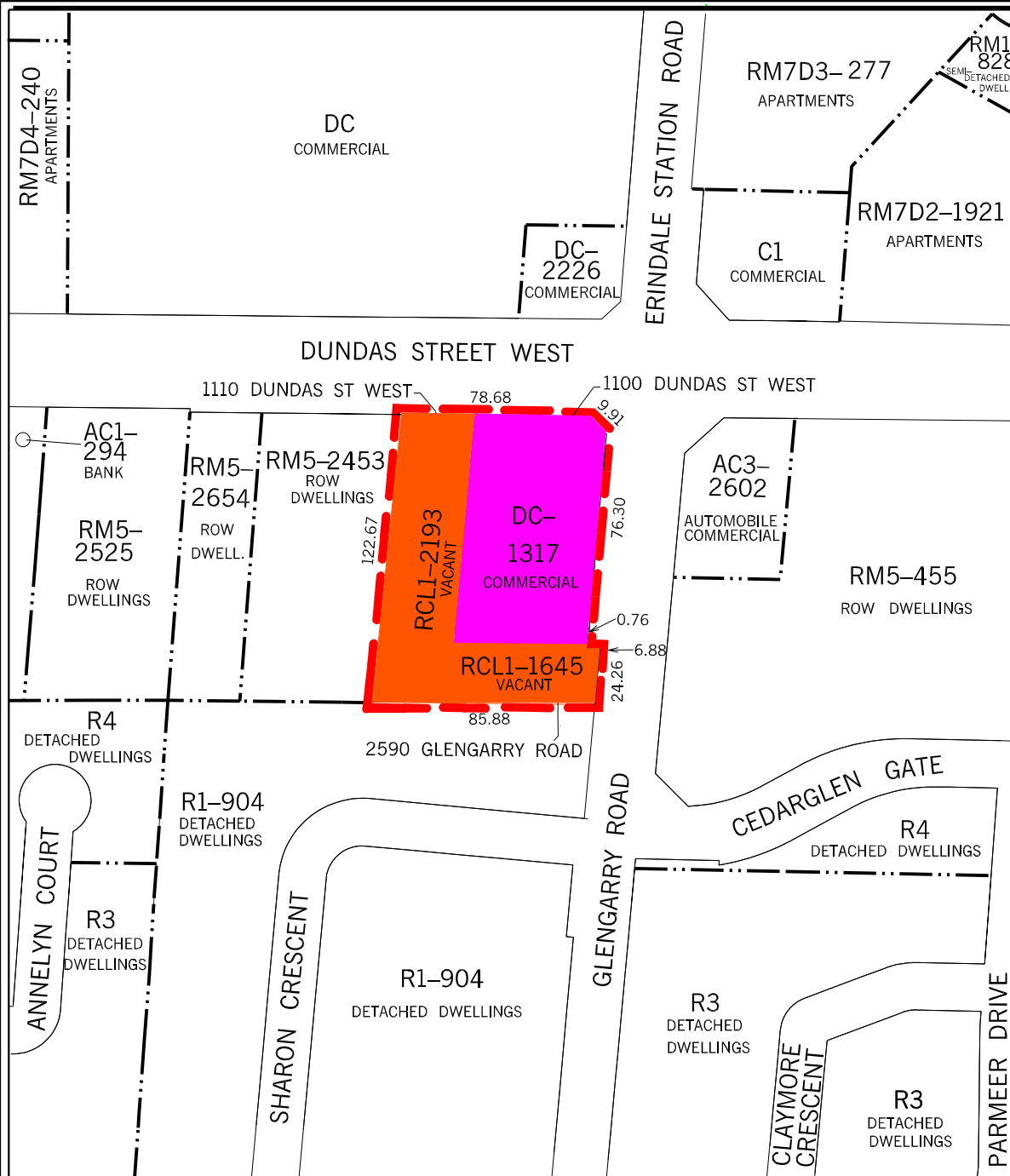
**PART OF ERINDALE DISTRICT LAND USE MAP
ERINDALE DISTRICT POLICIES OF MISSISSAUGA PLAN**

- | | |
|--------------------------------|------------------------------------|
| LAND USE DESIGNATIONS | TRANSPORTATION LEGEND |
| Residential – Low Density I | Provincial Highway and Interchange |
| Residential – Low Density II | Arterial |
| Residential – Medium Density I | Major Collector |
| Residential – High Density I | Major Collector (Scenic Route) |
| Residential – High Density II | Minor Collector |
| Mainstreet Commercial | Minor Collector (Scenic Route) |
| General Commercial | Local Road |
| Convenience Commercial | Existing Commuter Rail |
| Motor Vehicle Commercial | GO Transit Station |
| Office | Major Transit Corridor |
| Open Space | LAND USE LEGEND |
| Greenbelt | CP – City Park |
| Private Open Space | C – Community Park |
| Parkway Belt West | Golf Course |
| Utility | Planning District |


SUBJECT LANDS


SUBJECT: ANTONIO DOS SANTOS


	FILE NO: OZ 05038 W7	APPENDIX I-3
	DWG. NO: 05038L	
	SCALE: NTS	
	PDC DATE: 2007 01 08	
	DRAWN BY: R.DICOSOLA	



LEGEND:

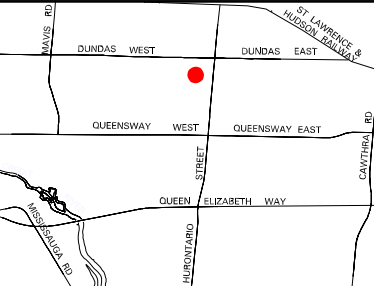

 **SUBJECT LANDS**

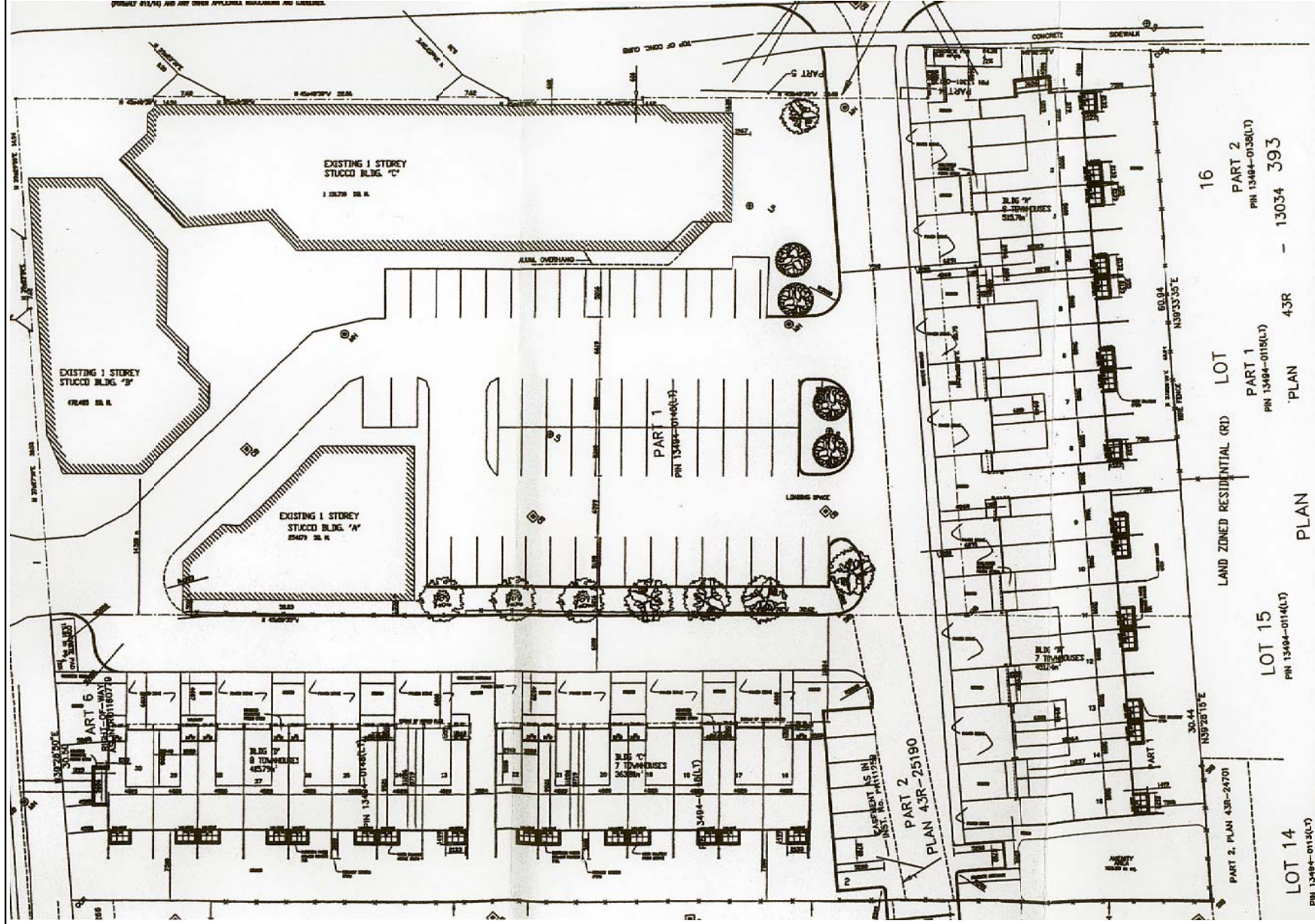
 **PROPOSED REZONING FROM 'DC-1317' (COMMERCIAL) TO 'DC-SPECIAL SECTION' TO PERMIT A REDUCTION IN THE REQUIRED PARKING AND TO PERMIT SHARED DRIVEWAY ACCESS BETWEEN RESIDENTIAL AND COMMERCIAL USES AND PROPOSED REZONING FROM 'DC-1317' (COMMERCIAL) TO 'RM5-SPECIAL SECTION' TO PERMIT A PORTION OF THE LANDS FOR TOWNHOUSES.**

 **PROPOSED REZONING 'RCL1-1645' (COMMERCIAL) AND 'RCL1-2193' (COMMERCIAL) TO 'RM5-SPECIAL SECTION' TO PERMIT 30 COMMON ELEMENT TOWNHOUSES.**

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

SUBJECT: ANTONIO DOS SANTOS

	FILE NO: OZ 05038 W7	APPENDIX 1-4
	DWG. NO: 05038R	
	SCALE: 1:2500	
	PDC DATE: 2007 01 08	
	DRAWN BY: R.DICOSOLA	
 Produced by T&W, Geomatics		



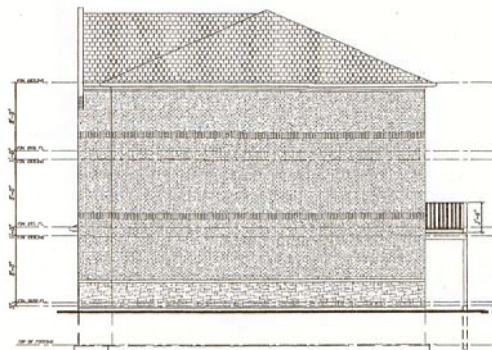
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PIN 13484-0143(L)

LOT 15
PIN 13484-0144(L)

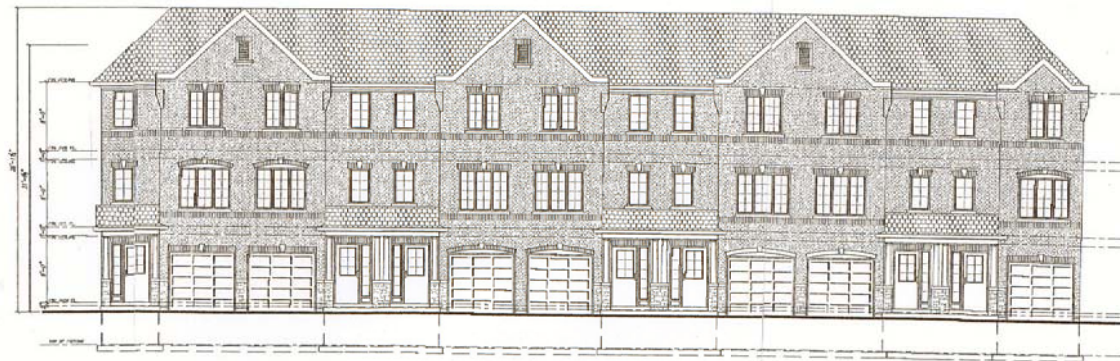
LOT 16
PIN 13484-0145(L)

PART 1
PIN 13484-0146(L)
PLAN 43R - 13034 393

PART 2
PIN 13484-0148(L)



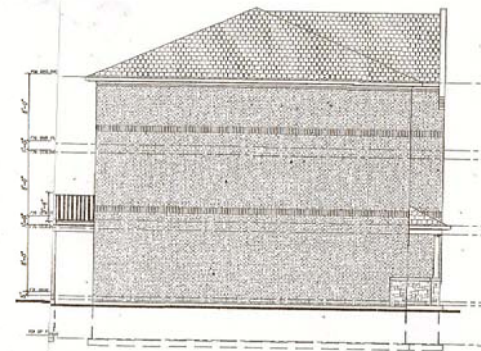
BLOCK B
EAST ELEVATION



BLOCK B
SOUTH ELEVATION



BLOCK B
NORTH ELEVATION



BLOCK B
WEST ELEVATION

A. Dos Santos

File: OZ 05/038 W7

Department and Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (November 10, 2005)	Municipal water and sanitary services are available. External easements and construction may be required at the applicant's expense. Prior to site plan approval, copies of all registered easements affecting lands are to be provided and restrictions related to existing easements must be respected. A revised site plan is required to be in compliance with the Waste Collection Design Standards and an application for waste collection on private property must be submitted.
Dufferin-Peel Catholic District School Board and the Peel District School Board (October 24, 2005)	The Peel District School Board and 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. In addition, the standard development agreement warning clauses are required.
City Community Services Department – Planning, Development and Business Services Division (October 25, 2005 and November 9, 2006)	Prior to the issuance of building permits for each lot, cash in-lieu for park or other public recreational purpose 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 the City's Policies and By-laws. Further, prior to by-law enactment, a cash contribution for street tree planting and trail signage will be required. This Department notes that the park provisions for the subject lands are satisfied by Huron Park (P-026), which is located 350m from the site, and by Carriage Way (P-157) which is located 500m from the site. Carriage Way contains a play structure. Huron Park provides for various recreational opportunities as facilitated through the Huron Park Recreation Centre.
City Community Services Department – Fire and Emergency Services	Emergency response time to the site and available water supply are acceptable.

A. Dos Santos

File: OZ 05/038 W7

Agency / Comment Date	Comment
Division (Feb. 23, 2006)	
City Transportation and Works Department (November 17, 2006)	<p>The various design concerns regarding the proposed non-standard internal condominium road have yet to be addressed by the applicant. These concerns include the proposed road width and alignment, the sidewalk locations, and the access configuration. With these issues outstanding, this Department noted that detailed comments cannot be finalized at this time.</p> <p>In addition, it was indicated that the applicant is to submit the appropriate noise barrier details and easement information which may also affect the proposed lot/unit configuration. It was also indicated that a new Phase 1 Environmental Site Assessment (ESA) is required since the report submitted for review is outdated.</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"> • City Economic Development Office • City Realty Services • Bell Canada • Canada Post Corporation • Enbridge Gas Distribution • Enersource Hydro Mississauga
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> • Conseil Scolaire de District Catholique Centre-Sud • Conseil Scolaire de District Centre-Sud-Ouest • Credit Valley Hospital • Erindale Woodlands Community Association • Hydro One Networks Inc. • Rogers Cable • Trillium Health Centre

A. Dos Santos

School Accommodation

File: OZ 05/038 W7

The Peel District School Board	The Dufferin-Peel Catholic District School Board																																		
<ul style="list-style-type: none"> Student Yield: <table> <tr> <td>5</td><td>Kindergarten to Grade 5</td></tr> <tr> <td>2</td><td>Grade 6 to Grade 8</td></tr> <tr> <td>4</td><td>Grade 9 to Grade 12/OAC</td></tr> </table> School Accommodation: <p>Hawthorn Elementary School</p> <table> <tr> <td>Enrolment:</td><td>228</td></tr> <tr> <td>Capacity:</td><td>155</td></tr> <tr> <td>Portables:</td><td>3</td></tr> </table> <p>The Woodlands Secondary School</p> <table> <tr> <td>Enrolment:</td><td>1444</td></tr> <tr> <td>Capacity:</td><td>1080</td></tr> <tr> <td>Portables:</td><td>10</td></tr> </table> <p>* Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p> 	5	Kindergarten to Grade 5	2	Grade 6 to Grade 8	4	Grade 9 to Grade 12/OAC	Enrolment:	228	Capacity:	155	Portables:	3	Enrolment:	1444	Capacity:	1080	Portables:	10	<ul style="list-style-type: none"> Student Yield: <table> <tr> <td>7</td><td>Junior Kindergarten to Grade 8</td></tr> <tr> <td>2</td><td>Grade 9 to Grade 12/OAC</td></tr> </table> School Accommodation: <p>St. Jerome Elementary School</p> <table> <tr> <td>Enrolment:</td><td>388</td></tr> <tr> <td>Capacity:</td><td>282</td></tr> <tr> <td>Portables:</td><td>7</td></tr> </table> <p>St. Martin Secondary School</p> <table> <tr> <td>Enrolment:</td><td>937</td></tr> <tr> <td>Capacity:</td><td>1026</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> 	7	Junior Kindergarten to Grade 8	2	Grade 9 to Grade 12/OAC	Enrolment:	388	Capacity:	282	Portables:	7	Enrolment:	937	Capacity:	1026	Portables:	0
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A. Dos Santos

File: OZ 05/038 W7

Zoning Provisions for “DC-Special Section” (District Commercial)

Existing Permitted Uses in DC-1317 (District Commercial)	Proposed DC-Special Section
Art or antique shop	Requested
Bakery goods shop	Requested
Bank, financial institution or money lending agency	Requested
Barber shop or beauty parlour	Requested
<i>Blueprinting establishment</i>	<i>Not Requested</i>
Business, professional or administrative office	Requested
<i>Place of religious assembly</i>	<i>Not Requested</i>
Clothes or furniture cleaning agency or pressing establishment	Requested
Private club	Requested
<i>Commercial school</i>	<i>Not Requested</i>
Dressmaking or tailoring establishment	Requested
Diaper supply service	Requested
Drugstore	Requested
Food store	Requested
Laundromat	Requested
Library	Requested
Newspaper office, but not a newspaper printing establishment	Requested
Pharmaceutical agency or dispensing druggist	Requested
Recreational establishment but shall not include an amusement arcade in a convenience centre	Requested
Restaurant*	Requested
Shoe repair shop	Requested
Shop in which good are sold at retail	Requested
<i>Taxi business office</i>	<i>Not Requested</i>
Upholstering and furniture repairing in connection with a retail store	Requested
Shop in which household pets are sold at retail	Requested
Convenience store	Requested
Video store	Requested
Tanning salon	Requested
Convenience restaurant	Requested
<i>Funeral establishment</i>	<i>Not Requested</i>

*Committee of Adjustment Decision ‘A’-152/85 permits the parking for 170.9m² (1,839.6 ft²) of restaurant to be calculated at a rate of 4.3 parking spaces per 100m² of G.L.A.

As part of the rezoning, the applicant is proposing the following site-specific standards:

	Required Zoning By-law Standard “DC-1317” Zone	Proposed Standard
Parking	80 spaces	Minimum of 57 spaces
Loading	1	0
Total Gross Leasable Area	1,610 m ² (17,330.5 ft. ²)	1,858 m ² (20,000 ft. ²)

Note: An updated Schedule “I” will illustrate the required setbacks and the location of the shared access driveway.

Zoning Provisions for “RM5-Special Section” (Townhouse)

The proposal is for 30 freehold townhouses with a common element condominium for the shared driveway, visitor parking and amenity space. The Planning and Building Department has not received a plan illustrating the limits of these common elements and can only provide preliminary comments at this time. The following analysis is based on the common element condominium requirements endorsed by City Council on March 26, 2003.

Regulation (RM5-Special Section)	Council Endorsed Guidelines	Proposed*
Minimum Lot Area Interior	115 m ² (1,238 f.2)	Not specified
Minimum Lot Area Corner	190 m ² (2,045 ft.2)	Not specified
Minimum Lot Frontage Interior	5.0 m (16.4 ft.)	4.8 m (15.7 ft.)
Minimum Lot Frontage Corner	8.3 m (27.2 ft.)	Not specified
Minimum Dwelling Unit Width	5.0 m (16.4 ft.)	4.8 m (15.7 ft.)
Minimum Exterior Side Yard to Street	7.5 m (24.6 ft.)	4.5 m (14.8 ft.) Section 21, minimum centre line setback and minimum street line setback, does not apply
Minimum Side Yard to Parking Area	3.3 m (10.8 ft.)	1.5 m (4.9 ft.)
Minimum Recreational Vehicle Parking	0.05 spaces/dwelling	0 provided, 2 required
Maximum Encroachments:		
Interior side yard projections	Not Specified	0.6 m (2.0 ft.)
Exterior side yard projections	0.3 m (1.0 ft.)	0.6 m (2.0 ft.)
Minimum Width of Private Road:		Road limits not specified
Road only	7.0 m (22.9 ft.)	6.0 m (19.7 ft.)
Road with sidewalk	8.2 m (26.9 ft.)	6.0 m (19.7 ft.)
Maximum Gross Floor Area (GFA)	0.50 F.S.I. /40%	0.77 F.S.I., maximum 4,400 m ² (47,363 ft. ²) GFA
Minimum Open Space	40%	40% (draft zoning by-law) 39.05% (concept plan)

* Estimated from preliminary Zoning By-law provided by applicant and site plan submission

GENERAL CONTEXT MAP

OZ 05038 W7

APPENDIX I-11

