



Corporate Report

Clerk's Files

Originator's
Files OZ 06/030 W7

DATE: November 11, 2008

TO: Chair and Members of Planning and Development Committee
Meeting Date: December 1, 2008

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Official Plan Amendment and Rezoning Applications**
To permit One (1) Detached Dwelling and Six (6)
Linked Dwellings
Lot 3, Registered Plan C-24
Northeast corner of Harborn Road and Grange Drive
Owner: Berkley Developments
Applicant: Korsiak & Company
Bill 20

Supplementary Report **Ward 7**

RECOMMENDATION: That the Report dated November 11, 2008, from the Commissioner of Planning and Building regarding applications under File OZ 06/030 W7, Berkley Developments, Lot 3, Registered Plan C-24, northeast corner of Harborn Road and Grange Drive, be adopted in accordance with the following:

1. That the application to amend Mississauga Plan from "Residential – Low Density I, Special Site 11" to "Residential – Low Density II, Special Site 11, as amended", be approved.
2. That the application to change the Zoning from "R1-47" (Detached Dwelling) to "RM2-Exception" (Semi-Detached Dwelling) to permit one (1) detached dwelling and six (6)

linked dwellings in accordance with the proposed zoning standards described in Appendix S-6, be refused.

3. That the alternative concept proposed by the Planning and Building Department to change the Zoning from "R1-47" (Detached Dwelling) to "R5-Exception" (Detached Dwelling) and "RM5-Exception" (Townhouse Dwelling) to permit one (1) detached dwelling and six (6) townhouses in accordance with the proposed concept plan described in Appendix S-7 and the "RM5 – Exception" zoning standards described in the Alternative Proposed Zoning Section of this report, be approved.
4. That City Council direct Legal Services and representatives from the appropriate City Departments to attend any Ontario Municipal Board proceedings which may take place in connection with these applications in support of the recommendations outlined in the report dated November 11, 2008 from the Commissioner of Planning and Building regarding applications under File OZ 06/030 W7.

BACKGROUND:

A public meeting was held by the Planning and Development Committee on April 28, 2008, at which time a Planning and Building Department Information Report (Appendix S-1) was presented and received for information.

At the public meeting, the Planning and Development Committee passed Recommendation PDC-0031-2008 which was subsequently adopted by Council and is attached as Appendix S-2.

COMMENTS:

Since the Public Meeting, the applications have been amended to reduce the number and type of units proposed. The original proposal for 8 street townhouses has been amended to a proposal for one detached dwelling at the north end of the property and 6 linked dwellings, for a total of 7 units. The proposed linked dwellings give the appearance of a detached dwelling and are only attached to the adjacent unit underground in the basement.

See Appendices S-3 to S-5 for details. The applications have been amended as follows:

1. The application for Official Plan Amendment was revised from requesting a "Residential – Medium Density I, Special Site 11, as amended" designation to request a "Residential – Low Density II, Special Site 11, as amended" designation;
2. The application for Rezoning was revised from requesting an "RM5-Exception" (Street Townhouse – Exception Zone) to "R5-Exception" (Detached Dwellings-Exception) and "RM2-Exception" (Linked Dwelling-Exception).

Updated details of the development proposal are as follows:

Development Proposal	
Applications submitted:	December 22, 2006
Height:	3 storeys 10.7 m (35.1 ft.)
Number of Units	7 units consisting of: 1 detached dwelling (11.8 m (38.7 ft.) frontage) 6 linked dwellings (7.01m (22.9 ft.) frontage)
Minimum Landscaped Area:	41 %
Net Density:	39 units/ha 16 units/acre
Number of units:	7
Anticipated Population:	23* *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:	2.0 spaces per unit (By-law 0225-2007) 3.25 spaces per unit (CPD Recommendation 121-91)

Development Proposal	
Parking Provided:	4 spaces per unit
Supporting Documents:	Planning Justification Report; Archaeological Assessment; Noise Study; Phase 1 Environmental Assessment; Tree Inventory/Preservation Plan; Site Servicing and Grading Plans; Traffic Assessment.

Due to the amendments to the applications, full notification of this Supplementary Report was given to the public in accordance with the *Planning Act* requirements for a Public Meeting.

COMMUNITY ISSUES

The following is a summary of the issues raised at the Community Meetings held on March 1, 2007 and April 22, 2008, the Public Meeting held on April 28, 2008, and through correspondence received by the Planning and Building Department.

Comment

Where will guests park if only two parking spaces will be provided per unit?

Response

Since the Public Meeting, the plans have been revised to accommodate a minimum of three spaces per unit on site. A fourth space can be accommodated within the driveway portion of each lot within the municipal right of way, and therefore CPD Recommendation 121-91 requiring 3.25 spaces per unit will be met.

Comment

The proposal will set a precedent for similar redevelopment in the area. The proposed development does not match the character of

the Gordon Woods Community and will detract from the neighbourhood.

Response

The subject lands are located within the Urban Growth Centre which encourages intensification in the City. The Urban Growth Centre is only designated along the eastern edge of the Gordon Woods community, adjacent to Hurontario Street which is the focus for intensification and future Higher Order Transit in the City. The majority of the Gordon Woods Community is a stable residential area located outside of the Urban Growth Centre; therefore the proposal should not set any precedent for future development within the community. The proposed detached dwelling at the northern end of the property is also intended to serve as an end to the more intensive land use to the south adjacent to the commercial plaza to the east and as a transition to the existing detached dwellings on Grange Drive.

The introduction of linked dwellings with lot frontages of 7.01 m (23 ft.) and unit widths of 5.69 m (18.7 ft.) which do not conform to any existing standard zone category within By-law 0225-2007 could be seen as a precedent for similar development elsewhere throughout the City of Mississauga. Given that the linked dwellings do not conform to any of the City's by-laws for detached dwellings, they are not an appropriate land use, and the recommendation is that the zoning not be approved. Further details are provided in the Zoning Section of this report.

Comment

Concern was raised regarding the protection of mature trees which are indicative of the Gordon Woods Community.

Response

A tree protection and preservation plan was submitted with the application. Staff from the Forestry Section have reviewed the plans and inspected the site to ensure the protection of as many significant and healthy trees as possible. Three significant 100 year old oak trees are located within the municipal boulevard on

the north side of Harborn Road. In order to preserve the root system and ensure the survival of the trees, a minimum setback of 7.25 m (23.7 ft.) is required from the property. This setback is shown on the concept plan.

Comment

There was concern raised over traffic safety due to increased traffic from the proposed development, the existing concerns of speeding, poor sight lines due to the curve of Premium Way, the off-set intersection of Grange Drive and Premium Way, and the illegal parking of commercial vehicles on Harborn Road for the Rabba plaza.

Response

A Traffic Impact Assessment was prepared by the applicant to consider the traffic implications of this development on the surrounding road network. Upon review, staff from the Transportation and Works Department is satisfied with the findings of this study which concluded that the proposed development will have a negligible impact on the surrounding road network based on the proposed trips generated.

Concerns regarding speeding and illegal parking have been forwarded to the City's Traffic Operations and By-law Enforcement sections for review.

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

Transportation and Works Department

Comments updated November 13, 2008, state that a satisfactory Traffic Impact Study has been provided which concluded that the traffic generated by the proposed development will have a negligible impact on the surrounding road network. A satisfactory parking plan was also provided which demonstrated that the proposed development can accommodate 4 parking spaces per unit. This proposed parking scenario exceeds the 3.25 parking spaces per dwelling unit required by CPD Recommendation

121-91.

Should this application be approved by Council, the owner will be required to revise the site plan to illustrate a paved/ditch cross-section which is to be maintained across the frontage of this development. The owner will be required to enter into a Servicing Agreement for Municipal Works Only with the City for the construction of the necessary municipal works to service this development and provide the appropriate securities, fees and cash contributions to the satisfaction of the City.

School Accommodation

In comments, dated August 6, 2008 and August 15, 2008 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.

Updated School Accommodation Statistics for this proposal are provided within Appendix S-8.

PLANNING COMMENTS

Official Plan

The proposal requires an amendment to the Mississauga Plan Policies for the Cooksville District to change the land use designation from "Residential – Low Density I, Special Site 11" to "Residential – Low Density II, Special Site 11, as amended".

The "Residential – Low Density II" designation permits detached, semi-detached, street townhouses and duplex dwellings within a net density range of 18-50 units per net residential hectare (7-20 units per acre). The density of the current development proposal is 39 units per hectare (16 units per acre).

The proposed amendment would permit an increase in density and allow semi-detached, street townhouses and duplexes as a permitted use on the subject lands. Staff have evaluated the proposal and have no objection to the “Residential - Low Density II” designation because the lands are within the Urban Growth Centre, however the specific zoning request is not appropriate and will be discussed in more detail in the Zoning Section of this report.

The site is appropriate for intensification, if it provides compatible built form with surrounding land uses and an appropriate transition in use and building scale. The following discussion provides the rationale in support of the proposed designation.

Provincial Policy Statement

The Provincial Policy Statement (PPS) sets the broad policy direction for planning decisions province wide and lays the groundwork for other Government initiatives including the Greenbelt Plan, Places to Grow Plan and the Transportation Strategy. The Policies state that “new development taking place in designated growth areas should occur adjacent to the existing build-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities”. The PPS supports improved land use planning and management, which contributes to a more effective and efficient land use planning system. The subject applications are in conformity with the goals and objectives of the PPS.

Growth Plan for the Greater Golden Horseshoe

On June 16, 2006, the Growth Plan for the Greater Golden Horseshoe came into effect. The document contains policies for managing growth and development by directing growth to built-up areas, promoting transit-supportive densities and supporting a mix of residential and employment land uses. The applications are in conformity with the goals and objectives of this document.

Region of Peel Official Plan

The Official Plan for the Region of Peel was approved on

October 22, 1996. The Plan provides broad land uses policies which provide guidance to area municipalities in the preparation and implementation of local Official Plans. One of the objectives of the Plan is to achieve intensified and compact form and a mix of land uses in appropriate areas while taking into account the characteristics of the existing communities and services. The subject applications are in conformity with this document.

Mississauga Official Plan

An evaluation of the proposed "Residential - Low Density II" designation is provided below based on Mississauga Plan's criteria (Section 5.3.2) for evaluating site specific Official Plan Amendments. Each criterion is summarized below along with a discussion of how the proposed applications address the intent of the criteria.

- a. the proposed redesignation would not adversely impact or destabilize the following: the achievement of the overall intent, goals, objectives and policies of the Plan; the development or functioning of the remaining lands which have the same designation, or neighbouring lands;**

The proposal provides for intensification within the Urban Growth Centre. Intensification that occurs in a manner that is compatible with the surrounding context is promoted by the Mississauga Plan. The proposal addresses matters of compatibility through relationships of scale and character of the area, having regard to the Special Site 11 policies of the Cooksville District, with regard to building height and forms within the surrounding area. The proposal has regard for the vacant lands to the north, which may be developed in the future, by providing one detached dwelling as a transition from the commercial plaza to the east and the established detached dwelling community to the north and west. The development of the subject lands will not preclude future redevelopment of the lands to the north.

The proposed "Residential - Low Density II" land use designation is compatible with the existing surrounding "Residential - Low Density I" lands and provides for transition to the Hurontario Street intensification corridor, however, the development proposal

of very tall, narrow linked dwellings is not within a form or mass compatible with the neighbourhood. (see Appendix S-4 and Appendix S-5).

- b. a comprehensive review of land use designations or a five year review is not required;** The proposal for 7 dwellings is of a limited scale so as not to warrant a comprehensive review of the Official Plan.
- c. the lands are suitable for the proposed use, and a planning rationale is provided setting out the merits of the proposed amendment;** A Planning Justification Report was submitted to assess the merits of the proposal and evaluate its conformity with the Official Plan, however, this Department finds that the proposal is not of a suitable form of development.
- d. land use compatibility with the existing and future uses of surrounding lands;** The surrounding area is predominantly residential with commercial uses along Hurontario Street. The proposed detached and linked dwellings are located adjacent to the existing commercial plaza to the east. There will be no land use conflicts as a result of this proposal.

The "Residential – Low Density II" designation does not raise any compatibility concerns with the commercial plaza to the east and the detached dwellings to the north and west and provides for an appropriate transition in height and massing. By providing a single family dwelling at the north end of the property, it addresses concerns with regard to future development opportunities further north on Grange Drive which should follow the form of single family housing.

Compatible residential intensification is encouraged in several of Mississauga Plan's policies. As defined in Mississauga Plan, "compatible" means development which may not necessarily be the same as, or similar to, the existing or desired development, but nonetheless enhances an established community and co-exists with existing development without unacceptable adverse impact on the surrounding area.

- e. the adequacy of infrastructure and community services to support the proposed application.** There exists sufficient infrastructure and services within the immediate area to accommodate the proposal.

"Special Site 11" of the Cooksville District Policies applies to the subject lands. The application seeks to amend the Special Site 11 policies to include lands designated "Residential – Low Density II" and state that a maximum height of 3 storeys is permitted on the subject lands. The policies of Special Site 11 speak to the need to reflect the character of Gordon Woods. Any development should seek to maintain the residential character, with its generous setbacks and tree canopy, while providing a transition from the commercial plaza and addressing the Intensification policies of Mississauga Plan.

Zoning

The proposal for one detached dwelling that would require an exception to the "R5" zone and 6 linked dwellings that would require substantial exceptions to the "RM5" zone is not appropriate. The proposed linked dwellings propose frontages of 7.01 m (23 ft.) with dwelling widths of 5.69 m (18.7 ft.) and are only linked by the footings of the buildings underground. The intent is to give the appearance of a detached dwelling, however the minimum lot frontage is significantly smaller than the smallest detached dwelling zone in the City of Mississauga. The smallest detached dwelling lot is a "R5" zone which permits a minimum lot frontage of 9.75 m (32 ft.). The proposal would result in a very narrow detached dwelling that has a smaller unit width (5.69m (18.7 ft.)) than the minimum width of a townhouse unit within a "RM5" (Street Townhouse) zone (6.8 m (22.3 ft)).

This proposal would create an undesirable precedent in the City of Mississauga by creating a detached dwelling standard narrower than any other detached standard city wide and any townhouse standard. Also important is the impact such narrow units would have on the streetscape. There would be no opportunity for living space fronting onto the street. There is no compelling reason to entertain such a narrow unit, especially given that the site is not physically constrained so as to require such a building design.

Although Gordon Woods is characterized by detached dwellings, a more intensive residential land use is appropriate on the subject lands because they are within the Urban Growth Centre and adjacent to a commercial plaza. A more appropriate built form would be townhouses. The introduction of townhouses in keeping with the existing zone standards in this location would support the intensification policies and provide an alternative housing type at the periphery of the Gordon Woods community. By zoning the northerly portion of the lands for a detached dwelling, the stability of the established residential neighbourhood is protected and the townhouses provide a transition from the Urban Growth Centre.

Alternative Proposed Zoning

The Planning and Building Department have identified the subject lands within the Urban Growth Centre and recommend that the Official Plan designation be amended to allow for more intense residential development in accordance with the proposed “Residential - Low Density II” designation, however the built form must address the Intensification policies and the Special Site 11 policies of the Cooksville District. Given that the linked dwellings are not considered an appropriate built form, the Planning and Building Department recommend that the zoning of the lands reflect the Official Plan policies. As such, it is recommended that the one detached dwelling proposed at the north end of the site be approved, and that the balance of the lands be zoned to permit townhouses similar to what was originally proposed on the lands. The townhouses can conform to the “RM5” zone standards and provide an appropriate transition from the commercial plaza to the east to the detached dwellings to the north and west. A concept plan outlining this alternative concept is attached as Appendix S-7. The proposal conforms to the “RM5” zone provisions with the exception of minimum lot area (196.8m² (2,118.4 ft²) vs. 200m² (2,152.9 ft²), floor space index (1.36 times vs. 0.75 times) and minimum side yard setback (1.25m (4.1 ft.) vs. 1.5m (4.9 ft.)) to the proposed detached dwelling proposed at the north end of the site. It is also recommended that the maximum driveway width be 3.75 m (12.3 ft.) and the maximum garage door opening be 3.0 m (9.8 ft.) to allow for an enhanced streetscape.

Green Development Initiatives

The applicant has not advised of any green development initiatives for the proposed development.

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: The proposed Official Plan Amendment can be supported for the “Residential – Low Density II” designation and the rezoning application cannot be supported for the proposed linked dwellings from a planning standpoint and should not be approved. The proposed linked dwellings would establish a negative precedent for use elsewhere throughout the City of Mississauga which fails to meet any standard zone category within the Zoning By-law.

The alternative proposal for one detached dwelling and six townhouse units can be supported. The alternative proposal can be supported for the following reasons:

1. The proposal for one detached dwelling and six townhouses is within the intent of the Intensification policies and Special Site 11 policies of the Cooksville District.
2. The proposed uses are compatible and provide a transition from the Urban Growth Centre, the commercial lands to the east and the established residential community to the north and west.

ATTACHMENTS:

Appendix S-1 - Information Report
Appendix S-2 - Recommendation PDC-0031-2008
Appendix S-3 - Excerpt of Existing Land Use Map
Appendix S-4 - Concept Plan
Appendix S-5 – Elevations
Appendix S-6 - Zoning Provisions for Linked Dwellings
Appendix S-7 – Alternative Proposal
Appendix S-8 - Updated School Accommodation Statistics

Edward R. Sajecki
Commissioner of Planning and Building



Corporate Report

Clerk's Files

Originator's
Files OZ 06/030 W7

PDC APR 28 2008

DATE: April 8, 2008

TO: Chair and Members of Planning and Development Committee
Meeting Date: April 28, 2008

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Official Plan Amendment and Rezoning Applications
To permit Eight Street Townhouse Units
Lot 3, Registered Plan C-24
Northeast corner of Harborn Road and Grange Drive
Owner: Berkley Developments
Applicant: Korsiak & Company
Bill 20

Public Meeting

Ward 7

RECOMMENDATION: That the Report dated April 8, 2008, from the Commissioner of Planning and Building regarding the application to amend the Official Plan (Cooksville District) from "Residential - Low Density I, Special Site 11" to "Residential - Medium Density I, Special Site 11", as amended, and to change the Zoning from "R1-47" (Detached Dwelling – Exception R1-47) to "RM5-Exception" (Street Townhouse – Exception Zone) to permit eight street townhouse units under file OZ 06/030 W7, Berkley Developments, Lot 3, Registered Plan C-24, northeast corner of Harborn Road and Grange Drive, be received for information.

BACKGROUND: Official Plan Amendment and Rezoning applications have been filed to permit eight street townhouse units.

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 are as follows:

Development Proposal	
Applications submitted:	December 22, 2006
Applications completed:	January 29, 2007
Height:	3 storeys
Floor Space Index:	1.47
Landscaped Area:	28 %
Net Density:	44 units/ha 18 units/acre
Gross Floor Area:	Minimum 255 m ² (2,745 sq. ft.) per unit Maximum 280 m ² (3,014 sq. ft.) per unit
Number of units:	8
Anticipated Population:	23.7* *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:	2.0 spaces per unit (By-law 0225-2007) 3.25 spaces per unit (CPD Recommendation 121-91)
Parking Provided:	2.0 spaces per unit
Supporting Documents:	Planning Justification Report; Archaeological Assessment; Noise Study; Phase 1 Environmental Assessment; Tree Inventory/Preservation Plan; Site Servicing and Grading Plans.

Development Proposal	
Site Characteristics	
Frontage:	54.95 m (180.29 ft.)
Depth:	28.96 m (95 ft.)
Net Lot Area:	0.176 ha (0.434 ac.)
Existing Use:	vacant

Additional information is provided in Appendices I-1 to I-10.

Neighbourhood Context

The subject property is located at the gateway to the Gordon Woods residential neighbourhood, which is characterized by detached dwellings with generous front, rear, and side yard setbacks and mature trees. The property is currently vacant. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

North: detached dwellings
East: commercial plaza fronting onto Hurontario Street
South: Harborn Road, Premium Way, and Q.E.W.
West: detached dwellings, Mary Fix Creek

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

"Residential – Low Density I" which permits detached dwellings to a maximum density of 10 units per net residential hectare (4 units per net residential acre).

"Special Site 11" of the Cooksville District Policies applies to the subject lands, and contains the following policies:

Notwithstanding the provisions of the Residential Low Density I designation on these lands, the following additional policies will apply:

- a. preserve and enhance the generous front, rear and side yard setbacks;
- b. ensure that existing grades and drainage conditions are preserved;
- c. encourage new housing to fit the scale and character of the surrounding area, and take advantage of the features of a particular site, i.e. topography, contours, mature vegetation;
- d. garages should be recessed or located behind the main face of the house. Alternatively, garages should be located in the rear of the property;
- e. ensure that new development has minimal impact on its adjacent neighbours with respect to overshadowing and overlook;
- f. encourage buildings to be 1-2 storeys in height. The design of the building should de-emphasize the height of the house and be designed as a composition of small architectural elements, i.e. projecting dormers and bay windows;
- g. reduce the hard surface areas in the front yard;
- h. preserve existing mature high quality trees to maintain the existing mature nature of these areas".

The applications are not in conformity with the "Residential – Low Density I" designation, and thus seek to re-designate the property to "Residential – Medium Density I" and amend the "Special Site 11", policies to have them apply to the "Residential - Medium Density I" lands as well as "Residential - Low Density I" lands.

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

Residential Policies

The subject property is located within the "Urban Growth Centre" and therefore, the Interim Residential Intensification Policies will apply. The Urban Growth Centre is to be the focus of intensification and is planned to achieve a minimum gross density of two-hundred (200) residents and jobs combined per hectare (Section 3.2.4).

Section 3.2.4.4

- a. Development should be compatible with the scale and character of the planned residential area by having regard for the following elements:
- natural environment;
 - natural hazards (flooding and erosion);
 - natural heritage features/Natural Areas System;
 - lot frontages and areas;
 - street and block pattern;
 - building height;
 - coverage;
 - massing;
 - architectural character;
 - streetscapes;
 - heritage features;
 - setbacks;
 - privacy and overview;
 - the pedestrian environment;
 - parking.
- b. Development proposals will demonstrate compatibility and integration with surrounding land uses by ensuring that an effective transition in built form is provided between areas of different development densities and scale. Transition in built form will act as a buffer between the proposed development and planned uses, and should be provided through appropriate height, massing, character, architectural design, siting, setbacks, parking, and open and amenity space.

Section 3.2.3.1

Residential lands will be developed to achieve a compact, orderly urban form generally characterized by lower densities in the interior of communities and higher densities along major roads and near concentrations of commercial, community, and transportation facilities.

Section 3.2.3.2

High quality and innovative 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. Innovative housing types and zoning standards will be encouraged. Design issues related to built form, scale, massing, orientation, parking, overshadowing, and the quantity and quality of open space will be priorities in assessing the merits of residential development. Broader urban design issues related to the creation of an urban street character, developing a sense of gateway into a community and highlighting district focal points will also be considered in assessing residential development.

Urban Design Policies

Section 3.15.2.4

Building and site design will be compatible with site conditions, the surrounding context, features and surrounding landscape and the intended character of the area.

Section 3.15.2.6

Building, landscaping and site design will minimize the effects of noise, unattractive views, other negative impacts and will buffer adjacent land uses.

Section 3.15.9.3

Buildings and site designs will be in harmony with the scale, proportion, continuity, rhythms and texture of adjacent buildings and streets.

Section 3.15.9.4

Building height and site design will create a gradual scale transition to adjacent buildings.

Environmental Policies

The subject lands are designated as a Residential Woodland area (Schedule 3: Environmental Areas), and development proposals in this area should seek to preserve the existing tree canopy (Section 3.12.2.2.j.).

Criteria for Site Specific Official Plan Amendments

Section 5.3.2 of Mississauga Plan contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:

- the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands;
- the proposed land use is suitable for the proposed uses, and compatible with existing and future uses of surrounding lands;
- there is adequate infrastructure and community services to support the proposed development.

Proposed Official Plan Designation and Policies

"Residential – Medium Density I" which permits townhouse development at a density of 25-50 units per net residential hectare (10-20 units per net residential acre), with heights that should not exceed a maximum of 3 storeys.

"Special Site 11", as amended, to have the "Special Site 11" policies to apply to the "Residential – Medium Density" designated lands as well as "Residential –Low Density" designated lands.

Existing Zoning

"R1-47" (Detached Dwelling - Exception R1-47), which permits detached dwellings subject to site specific zoning regulations (see Appendix I-9).

Proposed Zoning By-law Amendment

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

"RM5-Exception" (Street Townhouse – Exception Zone), to permit 8 street townhouse units, with exceptions as summarized in the table within Appendix I-9.

COMMUNITY ISSUES

A community meeting was held by Ward 7 Councillor Iannicca on March 1, 2007.

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

Comment

Residents inquired about what criteria is used to evaluate proposals for intensification.

Response

The following Provincial, Regional and City policies will be used to evaluate the applications:

Provincial Policies

The Provincial Policy Statement (2005) states:

Planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs (Section 1.1.3.3).

Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while maintaining appropriate levels of public health and safety (Section 1.1.3.4).

Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas (Section 1.1.3.5).

The Province's Growth Plan for the Greater Golden Horseshoe (2006) states that the Mississauga Urban Growth Centre is to be planned to achieve 200 residents and jobs per hectare by 2031 (Section 2.2.4.5b). The Growth Plan requires all municipalities to develop and implement through their official plans, policies to achieve intensification and the intensification target that:

- are based upon growth forecasts;
- encourage intensification generally throughout built-up areas;
- recognize urban growth centres, intensification corridors and major transit station areas as a key focus for development to accommodate intensification and include density targets;
- identify the appropriate type and scale of development in intensification areas;
- plan for a range and mix of housing, taking into account affordable housing needs;
- support transit, walking and cycling for everyday activities;
- generally achieve higher densities than the surrounding areas; and,
- achieve an appropriate transition of built form to adjacent areas (Section 2.2.3, 6 and 7).

Region of Peel

The Region of Peel Official Plan designates the site within the "Urban System" and seeks to achieve intensification and compact form that is pedestrian friendly, transit supportive, and efficiently uses land and services, while taking into account the characteristics of existing communities (Section 5.3).

City of Mississauga

The relevant policies from Mississauga Plan were outlined earlier in this report.

Comment

Residents also expressed concerns regarding the height of the units, privacy and overlook conditions, buffering, traffic safety, and visitor and on-street parking.

Response

The Planning and Building Department will work with the applicant on these issues and report back in the Supplementary Report.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix I-7 and school accommodation information is contained in Appendix I-8. Based on the comments received and the applicable Mississauga Plan policies the following matters will have to be addressed:

- Compatibility with the Gordon Woods neighbourhood;
- Design issues related to appropriate scale, setbacks, and transition;
- Landscaping and Tree Preservation;
- Noise Mitigation; and,
- Parking.

OTHER INFORMATION**Development Requirements**

In conjunction with the proposed development, there are certain other engineering and conservation matters with respect to servicing, noise mitigation, and tree preservation, which will require the applicant to enter into appropriate agreements with the City.

FINANCIAL IMPACT:

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

CONCLUSION:

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

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 - Concept Plan
Appendix I-6 - Elevations
Appendix I-7 - Agency Comments
Appendix I-8 - School Accommodation
Appendix I-9 - Zoning Provisions
Appendix I-10 - General Context Map

Edward R. Sajecki
Commissioner of Planning and Building

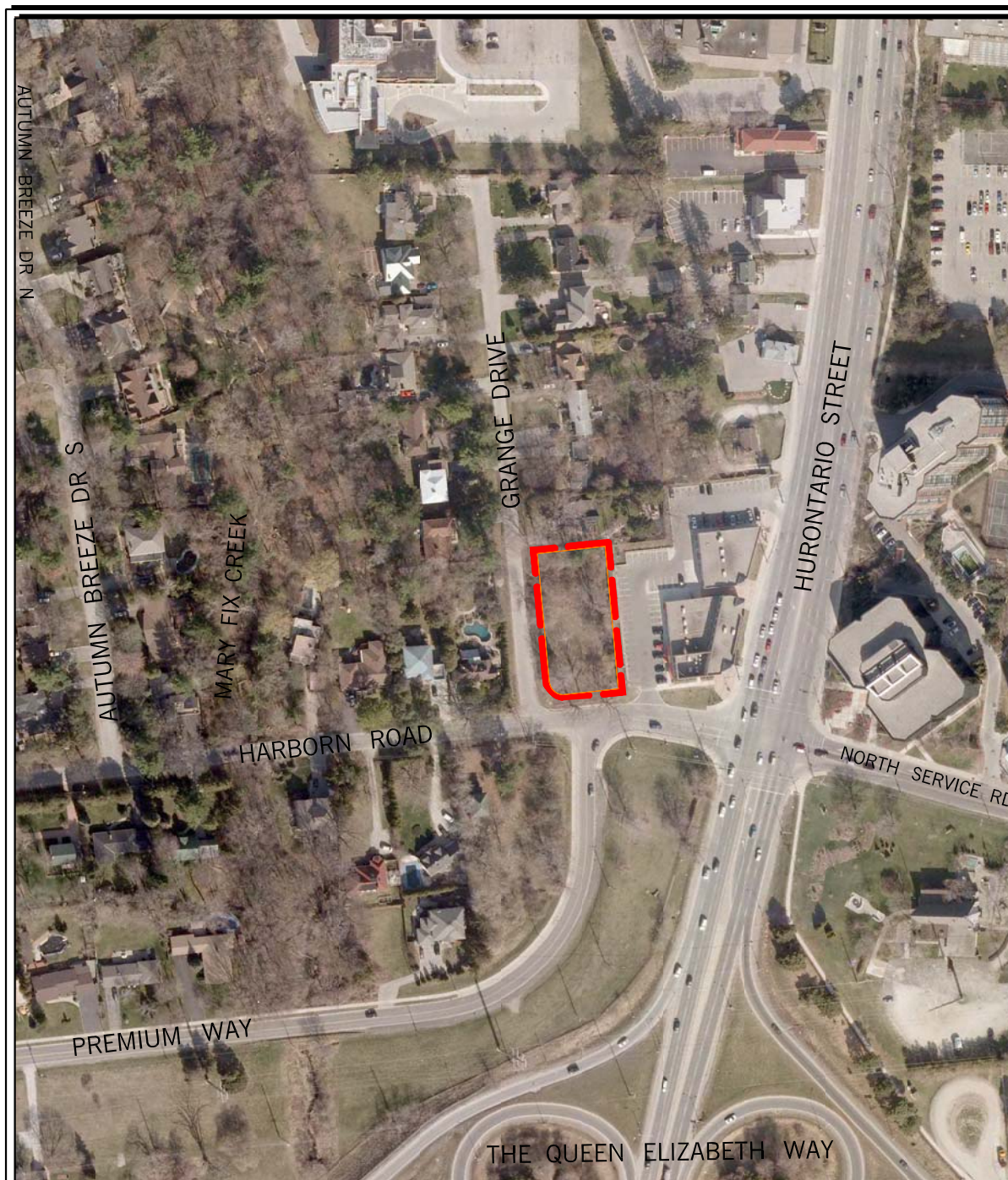
Prepared By: Jonathan Famme, Development Planner

Berkley Developments

File: OZ 06/030 W7

Site History

- July 17, 1989 – Council passed By-law 553-89, which zoned the lands "R1 – Section 1674", permitting two single detached dwellings subject to site specific requirements;
- May 5, 2003 – Mississauga Plan, with the exception of certain policies that were appealed to the Ontario Municipal Board (OMB), came into full force and effect. Since the appeals to Mississauga Plan do not pertain to this site, Mississauga Plan governs the subject lands, designating them "Residential – Low Density I, Special Site 11 (Cooksville District)";
- 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 "R1-47" (Detached Dwelling – Exception R1-47).



LEGEND:

SUBJECT LANDS

DATE OF AERIAL PHOTO: 2007

SUBJECT:

BERKLEY DEVELOPMENTS


















FILE NO:	
OZ 06030 W7	
DWG. NO:	
06030A	
SCALE:	
NTS	
PDC DATE:	APPENDIX 1-2
2008 04 28	
DRAWN BY:	
R.DICOSOLA	

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

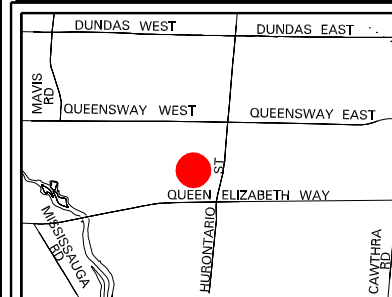
-  Regulatory Floodplain
-  - Node Boundary
-  Hos - Hospital
-  Cem - Cemetery
-  - Existing Stormwater Management Facility
-  - Planning District
-  Special Site Areas (See Special Site Policies)

 **SUBJECT LANDS**



SUBJECT:

BERKLEY DEVELOPMENTS



FILE NO:
OZ 06030 W7

DWG. NO:
06030L

SCALE:
NTS

PDC DATE:
2008 04 28

DRAWN BY:
R.DICOSOLA

APPENDIX 1-3

BY-LAW 0225-2007

LEGEND:



PROPOSED OFFICIAL PLAN AMENDMENT FROM 'RESIDENTIAL-LOW DENSITY I, SPECIAL SITE 11' TO 'RESIDENTIAL-MEDIUM DENSITY I, SPECIAL SITE 11, AS AMENDED' AND PROPOSED REZONING FROM 'R1-47' TO 'RM5-EXCEPTION' TO PERMIT 8 STREET TOWNHOUSE UNITS.



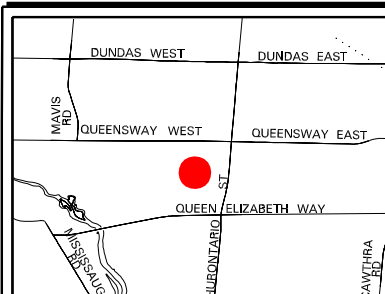
GREENBELT OVERLAY

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



SUBJECT:

BERKLEY DEVELOPMENTS



FILE NO:
OZ 06030 W7

DWG. NO:
06030R

SCALE:
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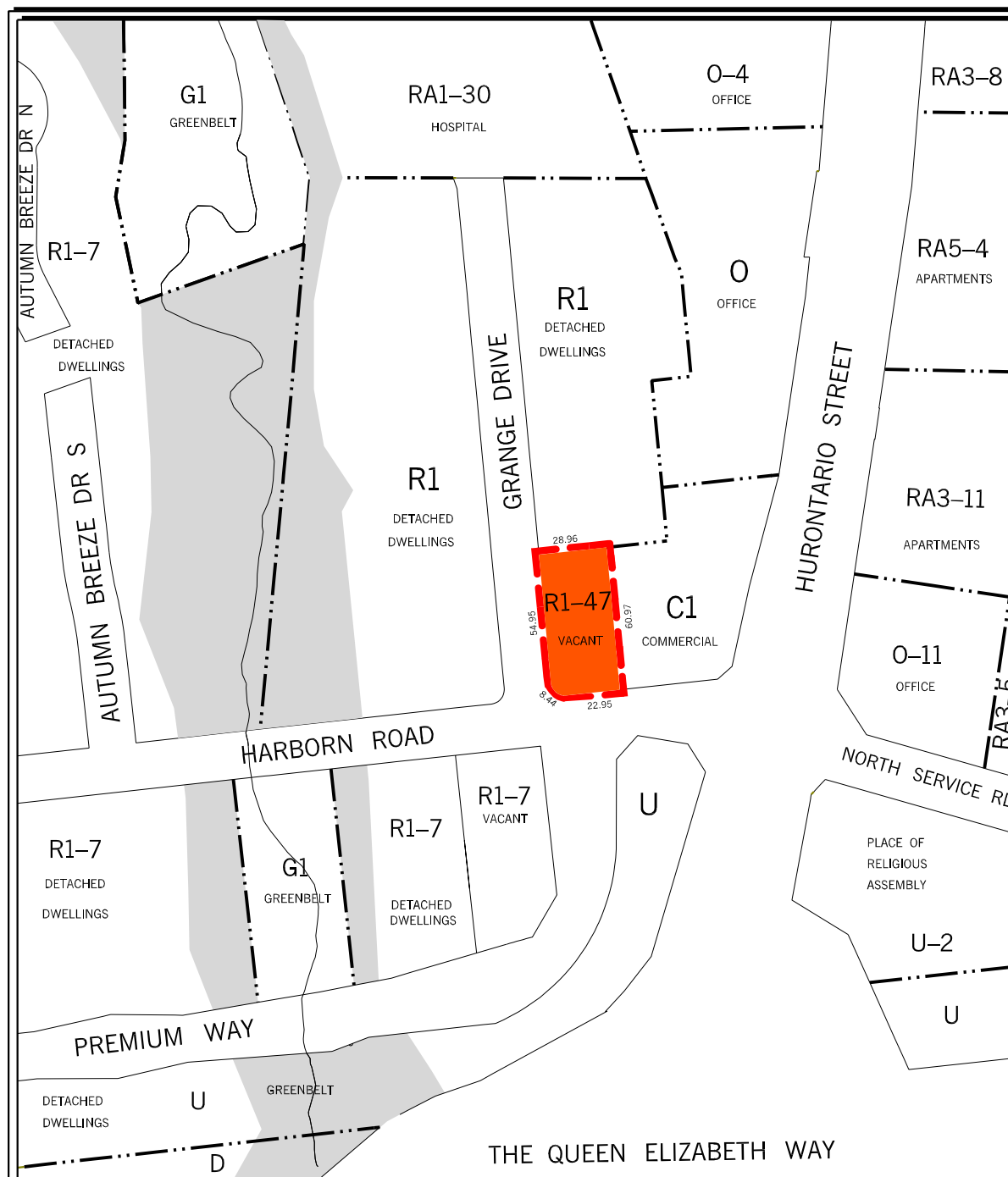
PDC DATE:
2008 04 28

DRAWN BY:
R.DICOSOLA

APPENDIX 1-4

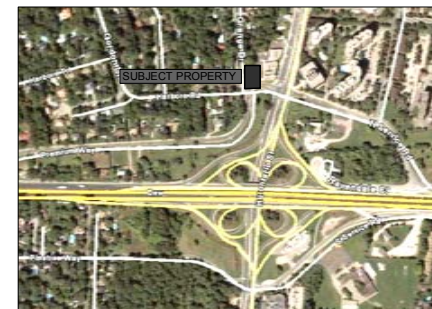
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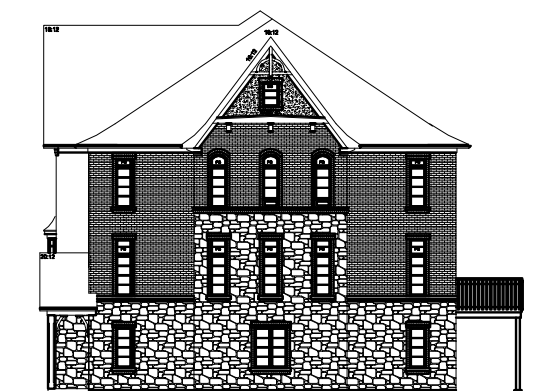
KEY PLAN
PREMIUM WAY/HARBORN RD.



CONTEXT
PREMIUM WAY/HARBORN RD.



SOUTH ELEVATION
GRANGE DRIVE



EAST ELEVATION
HARBORN ROAD

[illegible][illegible]

I, _____, DECLARE THAT
I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY
FOR THE DESIGN WORK ON BEHALF OF RVD DESIGN
LIMITED UNDER SUBSECTION 2.17.4 OF THE BUILDING
CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED,
IN THE APPROPRIATE CLASSIFICATION CATEGORIES.

QUALIFIED DESIGNER SIGN _____ XXX
FIRM SIGN _____ XXX

DATE _____ OF CASH TENDR _____

DRAWN BY

1:100 71

PROJECT No.

PAGE

SP2 FAX 708-644-2879
 INFO@ENRINC.COM

Adus Diethel: Mar 17, 2008 BuMar

Berkley Developments**File: OZ 06/030 W7****Agency Comments**

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

Agency / Comment Date	Comment
Ministry of Transportation (February 5, 2007)	<p>No objection in principle to the proposed applications and development.</p> <p>Land Use Permits will be required for all developments located within 400 m (1,312 ft.) of MTO Highway QEW property limits. Sign Permits are required for any visible signage within 400 m (1,312 ft.) from the QEW/Hurontario Street property limits.</p> <p>During the site plan approval process the applicant will be required to submit site servicing and grading plans along with a detailed stormwater management plan and report. All access to the site shall be from the existing municipal road system with no direct access to Highway QEW or Hurontario Street permitted now or in the future.</p>
Region of Peel (February 22, 2008)	<p>No objection to the approval of the Official Plan and Zoning By-law Amendment applications.</p> <p>Existing municipal services consist of a 150 mm (5.9 in.) diameter watermain located on Grange Drive and a 1 050 mm (41 in.) diameter sanitary sewer located on Grange Drive.</p> <p>The applicant is advised that curbside waste collection will be provided by the Region of Peel.</p>
Dufferin-Peel Catholic District School Board and the Peel District School Board, (February 5, 2007 and March 15, 2007 respectively) – both updated February 2008	<p>The DPCDSB requests that the following conditions be fulfilled prior to final approval of the zoning by-law:</p> <ol style="list-style-type: none"> 1. 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.

Berkley Developments**File: OZ 06/030 W7**

Agency / Comment Date	Comment
	<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 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> <p>The Peel District School Board indicated that they require the following conditions to be included as a condition of approval in the Development Agreement and Servicing Agreement:</p> <p>1. The Board requires that the following clause be placed in any agreement of purchase and sale entered into with respect to any lots on this plan, within a period of five years from the date of registration of the subdivision agreement:</p> <p>"Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in the neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bussed to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the School Accommodation department of the Peel District School Board to determine the exact schools."</p>

Berkley Developments

File: OZ 06/030 W7

Agency / Comment Date	Comment
City Community Services Department – Planning, Development and Business Services Division (February 25, 2008)	<p>Community park P#082 - Stillmeadow Park is located approximately 1 100 m (3,609 ft.) from the site and contains a play structure. Should this application be approved, a cash contribution for street tree planting on Grange Drive, and trail signage will be required prior to by-law enactment. Significant City street trees are located within the Harborn Road boulevard. As such, appropriate preservation and protection measures such as hoarding, securities, and retention of an Arboricultural consultant will be required.</p> <p>Prior to the issuance of building permits, cash-in-lieu of parkland 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's Policies and By-laws.</p>
City Community Services Department – Heritage (February 2, 2007)	There are no known or suspected heritage resources on the subject lands. There are no heritage related concerns.
City Transportation and Works Department (March 13, 2008)	<p>Prior to the preparation of a Supplementary Report, the applicant is to submit a parking layout plan for the proposed units fronting onto Grange Drive demonstrating 3.25 spaces per unit in accordance with Council Resolution #121-91.</p> <p>The applicant also will be required to provide additional information regarding the proposed acoustical barrier (including cross-sections and fence return details) and update the concept site plan and associated plans to address this Department's comments to date.</p> <p>In addition, it was indicated that the applicant is to address the current conflict between the locations of the proposed retaining wall and acoustical barrier with the location of the proposed municipal storm easement.</p> <p>Additional comments will be provided pending the receipt and review of these items.</p>

Berkley Developments**File: OZ 06/030 W7**

Agency / Comment Date	Comment
City Transportation and Works Department – Mississauga Transit (February 26, 2007)	<p>The site is currently serviced by Mississauga Transit routes 19/19A and 202.</p> <p>Convenient and accessible pedestrian linkages are to be provided between the site, the existing sidewalk network, and Mississauga Transit service.</p> <p>Hurontario Street has been identified as having the potential for higher order transit in Mississauga Transit's overall Rapid Transit Plan.</p>
Bell Canada (February 15, 2007)	Bell Canada requests to be circulated on any future draft plan of subdivision, draft plan of condominium, site plan, or any other development application, that is proposed to implement the subject Official Plan Amendment and Zoning By-Law Amendment application. Through these processes, Bell Canada will provide a more detailed review and comments with respect to any requirements Bell Canada may have to service the subject property.
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: Conseil Scolaire de District Catholique Centre-Sud, Trans-Northern Pipelines Inc., Enersource Hydro Mississauga, and Canada Post Corporation.
	The following City Departments and external agencies were circulated the applications but provided no comments: Community Services-Fire Prevention, Realty Services, Hydro One Networks, Enbridge Gas Distribution Inc., Conseil Scolaire de District Centre-Sud-Ouest, and Rogers Cable.

Berkley Developments**File: OZ 06/030 W7****School Accommodation**

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 1 Kindergarten to Grade 6 1 Grade 7 to Grade 8 1 Grade 9 to Grade 12/OAC School Accommodation: <ul style="list-style-type: none"> Floradale P.S. <ul style="list-style-type: none"> Enrolment: 768 Capacity: 600 Portables: 7 Queen Elizabeth Sr. <ul style="list-style-type: none"> Enrolment: 392 Capacity: 262 Portables: 7 Port Credit S.S. <ul style="list-style-type: none"> Enrolment: 1,112 Capacity: 1,203 Portables: 1 <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"> Student Yield: <ul style="list-style-type: none"> 3 Junior Kindergarten to Grade 8 1 Grade 9 to Grade 12/OAC School Accommodation: <ul style="list-style-type: none"> St. Catherine of Sienna <ul style="list-style-type: none"> Enrolment: 593 Capacity: 627 Portables: 0 St. Martin S.S. <ul style="list-style-type: none"> Enrolment: 963 Capacity: 1,026 Portables: 0

Zoning Provisions

OZ 06/030 W7 – Northeast Corner of Harborn Road & Grange Drive

	R1-47 Zone (existing)	Proposed RM5-Exception	RM5 Zone
Permitted Use	Detached Dwelling	<i>Street Townhouse</i>	Street Townhouse
Min. Lot Area			
Interior	1,140 m ² (12, 271 ft ²)	<i>173 m²* (1,862 ft²)</i>	200 m ² (2,153 ft ²)
Corner	1,140 m ² (12, 271 ft ²)	<i>382.9 m² (4,121 ft²)</i>	280 m ² (3,014 ft ²)
Min. Lot Frontage			
Interior	30 m (98.4 ft.)	<i>6 m* (19.7 ft.)</i>	6.8 m (22.3 ft.)
Corner	30 m (98.4 ft.)	<i>13.6 m (44.6 ft.)</i>	9.8 m (32.2 ft.)
Min. Front Yard			
Interior Lot	9 m (29.5 ft.)	<i>4.5 m (14.8 ft.)</i>	4.5 m (14.8 ft.)
Corner Lot	7.5 m (24.6 ft.)	<i>4.5 m (14.8 ft.)</i>	4.5 m (14.8 ft.)
Min. Garage Face	9 m (29.5 ft.)	<i>6 m (19.7ft.)</i>	6 m (19.7 ft.)
Min. Exterior Side Yard	7.5 m (24.6 ft.)	<i>7.5 m* (24.6 ft.)</i>	4.5 m (14.8 ft.)
Min. Interior Side Yard	1.8 m (5.9 ft.) one side & 4.2 m (13.8 ft.) on other side		
attached	n/a	<i>0 m (0 ft.)</i>	0 m (0 ft.)
unattached	n/a	<i>3 m* (9.8 ft.)</i>	1.5 m (4.9 ft.)
Min. Rear Yard			
Interior Lot	7.5 m (24.6 ft.)	<i>7.5 m (24.6 ft.)</i>	7.5 m (24.6 ft.)
Corner Lot	3 m (9.8 ft.)	<i>7.5 m (24.6 ft.)</i>	7.5 m (24.6 ft.)
Max. Height	10.7 m (35.1 ft.)	<i>12.8 m* (42 ft.)</i>	10.7 m (35.1 ft.)
Min. Landscaped Area	n/a	<i>28.5%</i>	25%
Max. Gross Floor Area	n/a	<i>1.47 times lot area*</i>	0.75 times lot area
Max. Lot Coverage	25%	<i>n/a</i>	n/a
Min. Parking Spaces	2 spaces per unit	<i>2 spaces per unit</i>	2 spaces per unit (3.25 spaces per unit - CPD Resolution 121-91)
Min. Lot Frontage for Hammerhead Driveway	15 m (49.2 ft.)	<i>n/a</i>	15 m (49.2 ft.)
Balcony Encroachment into rear yard	1 m (3.3 ft.)	<i>2.4 m* (7.9 ft.)</i>	1 m (3.3 ft.)

* Exception required.



Berkley Developments

File: OZ 06/030 W7

Recommendation PDC-0031-2008

PDC-0031-2008

1. That the Report dated April 8, 2008, from the Commissioner of Planning and Building regarding the application to amend the Official Plan (Cooksville District) from 'Residential - Low Density I, Special Site 11' to 'Residential - Medium Density I, Special Site 11', as amended, and to change the Zoning from 'R1-47' (Detached Dwelling - Exception R1-47) to 'RM5-Exception' (Street Townhouse - Exception Zone) to permit eight street townhouse units under file OZ 06/030 W7, Berkley Developments, Lot 3, Registered Plan C-24, northeast corner of Harborn Road and Grange Drive, be received for information.
2. That the memorandum dated April 28, 2008 from Councillor Nando Iannicca recusing himself from discussions with respect to the above noted development application and advising of two community meetings held on March 1, 2007 and April 22, 2008, be received for information.
3. That the Notice of Community Meeting from Councillor Nando Iannicca for April 22, 2008 with respect to the above noted development application, be received for information.
4. That the email dated April 8, 2008 from Gloria Hall stating her opposition to the above noted development application, be received for information.

BY-LAW 0225-2007

LEGEND:



PROPOSED OFFICIAL PLAN AMENDMENT FROM 'RESIDENTIAL-LOW DENSITY I, SPECIAL SITE 11' TO 'RESIDENTIAL-LOW DENSITY II, SPECIAL SITE 11, AS AMENDED' AND PROPOSED REZONING FROM 'R1-47' (DETACHED DWELLING) TO 'RM2-EXCEPTION' (SEMI-DETACHED DWELLING) TO PERMIT 1 DETACHED DWELLING AND 6 LINKED DWELLINGS (TOTAL OF 7 UNITS.)



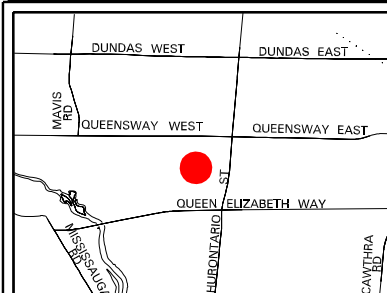
GREENBELT OVERLAY

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



SUBJECT:

BERKLEY DEVELOPMENTS



FILE NO:

OZ 06030 W7

DWG. NO:

06030R

SCALE:

1:2500

PDC DATE:

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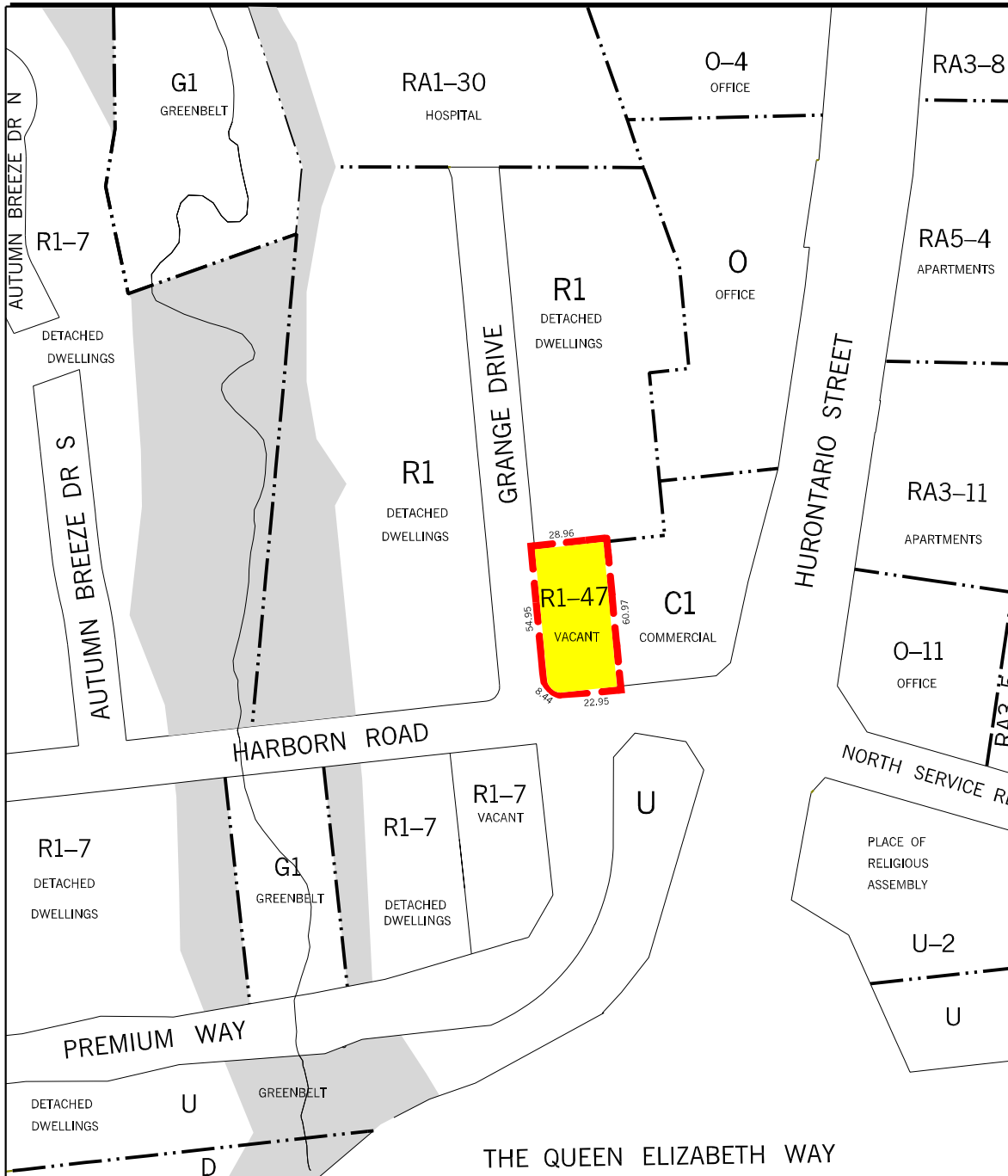
DRAWN BY:

R.DICOSOLA

MISSISSAUGA
Planning and Building

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T&W, Geomatics

APPENDIX S-3





Berkley Developments

File: OZ 06/030 W7

Zoning Provisions for Linked Dwellings

OZ 06/030 W7 – Northeast Corner of Harborn Road & Grange Drive

	R1-47 Zone (existing)	Proposed RM2-Exception	RM2 Zone
Permitted Use	Detached Dwelling	<i>Linked * and Detached Dwelling</i>	Semi-Detached and Detached Dwelling (R5)
Min. Lot Area			
Interior	885 m ² (9, 526 ft ²)	200 m² (2,153 ft²)	200 m ² (2,153 ft ²)
Corner	"	280 m² (3,014 ft²)	280 m ² (3,014 ft ²)
Min. Lot Frontage			
Interior	27 m (88.6 ft.)	6.8 m (22.3 ft.)	6.8 m (22.3 ft.)
Corner	30 m (98.4 ft.)	9.8 m (32.2 ft.)	9.8 m (32.2 ft.)
Min. Front Yard	Lot line abutting Grange Drive		
Interior Lot	10 m (32.8 ft.)	4.5 m (14.8 ft.)	4.5 m (14.8 ft.)
Corner Lot	7.5 m (24.6 ft.)	4.5 m (14.8 ft.)	4.5 m (14.8 ft.)
Min. Garage Face	9 m (29.5 ft.)	6 m (19.7 ft.)	6 m (19.7 ft.)
Min. Exterior Side Yard	7.5 m (24.6 ft.)	7.2 m* (23.6 ft.)	4.5 m (14.8 ft.)
Min. Interior Side Yard	4.2 m (13.8 ft.) one side & 2.0 m (6.6 ft.) on other side 3 m (9.8 ft.) on a corner lot	3 m* (9.8 ft.) abutting an R1 zone	
attached	n/a	0 m (0 ft.)	0 m (0 ft.)
unattached	n/a	0.9 m (2.9 ft.) one side and 0.3 m (0.98 ft.) on other for portion unattached above grade*	0.9 m (2.9 ft.)
Min. width of Landscape Area abutting a C1 zone	3 m (9.8 ft.)		
Min. Rear Yard			
Interior Lot	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)
Corner Lot	3 m (9.8 ft.)	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)
Max. Height	10.7 m (35.1 ft.)	10.7 m (35.1 ft.)	10.7 m (35.1 ft.)
Min. Landscaped Area	n/a	25%	25%
Max. Lot Coverage	31%	48.8%*	45%
Min. Parking Spaces	2 spaces per unit	2 spaces per unit	2 spaces per unit (3.25 spaces per unit - CPD)

Berkley Developments**File: OZ 06/030 W7****Zoning Provisions for Linked Dwellings – Cont'd.**

			Resolution 121-91)
Max. Porch Encroachment into a Front Yard	1.6 m (5.2 ft.)	<i>2 m* (6.6 ft.)</i>	1.6 m (5.2 ft.)
Balcony Encroachment into Rear Yard	1 m (3.3 ft.)	<i>2.5 m* (8.2 ft.)</i>	1 m (3.3 ft.)

* Exception required.



Berkley Developments

File: OZ 06/030 W7

Updated School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 1 Kindergarten to Grade 6 1 Grade 7 to Grade 8 1 Grade 9 to Grade 12/OAC School Accommodation: <ul style="list-style-type: none"> Floradale P.S. <ul style="list-style-type: none"> Enrolment: 641 Capacity: 600 Portables: 7 Queen Elizabeth Sr. <ul style="list-style-type: none"> Enrolment: 377 Capacity: 262 Portables: 7 Port Credit S.S. <ul style="list-style-type: none"> Enrolment: 1,188 Capacity: 1,203 Portables: 0 	<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 1 Junior Kindergarten to Grade 8 1 Grade 9 to Grade 12/OAC School Accommodation: <ul style="list-style-type: none"> St. Catherine of Sienna <ul style="list-style-type: none"> Enrolment: 563 Capacity: 627 Portables: 0 St. Martin S.S. <ul style="list-style-type: none"> Enrolment: 947 Capacity: 1,026 Portables: 0

