

Originator's

Files OZ 06/030 W7

Ward 7

DATE: November 26, 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)

Street Townhouse Dwellings Lot 3, Registered Plan C-24

Northeast corner of Harborn Road and Grange Drive

Owner: Berkley Developments Applicant: Korsiak & Company

Bill 20

Addendum Report

RECOMMENDATION:

That the Report dated November 26, 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:

- 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 "R5-Exception" (Detached Dwelling) and "RM5-Exception" (Townhouse Dwelling) to permit one (1) detached dwelling and six (6) street townhouses in

accordance with the proposed concept plan and zoning details described in Appendix A-1 and A-2, be approved.

BACKGROUND:

A Supplementary Report dated November 11, 2008 was prepared by the Planning and Building Department for the December 1, 2008 meeting of the Planning and Development Committee recommending refusal of the rezoning application submitted by Berkley Developments for one (1) detached dwelling and six (6) linked dwellings on the subject lands. The Planning and Building Department provided an alternative recommendation that the lands be rezoned to permit one (1) detached dwelling and six (6) street townhouse dwellings.

On November 20, 2008, the applicant submitted a revision to the rezoning application to request that the six proposed linked dwellings be replaced with six street townhouses. The revised plan conforms to the alternative concept and recommendation presented by the Planning and Building Department. The application for Rezoning was revised from requesting an "R5-Exception" (Detached Dwellings-Exception) and "RM2-Exception" (Linked Dwellings-Exception) to an "R5-Exception" (Detached Dwellings-Exception) and "RM5-Exception" (Street Townhouses). The details of the development proposal outlined in the Supplementary report remain the same with the exception of the type of dwellings proposed.

COMMENTS:

Official Plan

The proposed townhouses conform to the proposed "Residential – Low Density II, Special Site 11, as amended" as is recommended for approval in the Supplementary Report dated November 11, 2008.

Zoning

As indicated in the Supplementary Report, it is appropriate to zone the lands to permit one detached dwelling in accordance with the "R5-Exception" zone outlined in the Supplementary Report and "RM5-Exception" to permit six (6) street townhouses. The proposed zone exceptions in accordance with the "RM5-Exception" zone outlined in Appendix A-2 are appropriate for the subject lands. 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.

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 amendment to the Rezoning application to permit one (1) detached dwelling and six (6) street townhouses in accordance with the recommended "Residential – Low Density II" designation is compatible with the surrounding lands and should be approved.

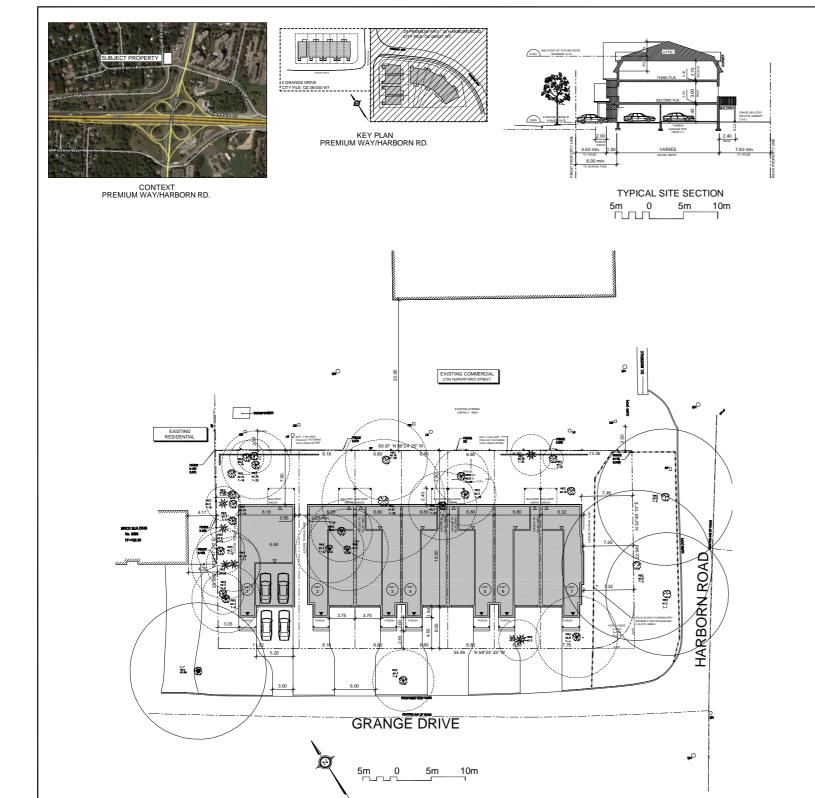
ATTACHMENTS:

Appendix A-1 – Revised Concept Plan

Appendix A-2 – Proposed "RM5-Exception" Zone provisions

Edward R. Sajecki

Commissioner of Planning and Building



		S	ITE STAT	ISTICS				
LOT NUMBER	LOT AREA (sq.m)	BLDG. AREA (sq.m.)	LOT COVERAGE	LOT FRONTAGE (m) (by municipal definition) 7.5m other	AREA (*q.m.)	LANDSCAPE AREA (%)	MODEL GFA (sq.m.)	GFA RATIO = MODELG LOTAG
1	348.00	140	40.0%	11.92	173	49.7%	N/A	N/A
2	236.84	118	49.9%	8.18	96	40.5%	278	1.17
3	196.88	116	58.9%	6.8	58	29.5%	267	1.36
4	196.88	116	58.9%	6.8	58	29.5%	267	1.36
5	196.88	116	58.9%	6.8	58	29.5%	267	1.36
6	196.88	116	58.9%	6.8	58	29.5%	267	1.36
7	38451	107	27.8%	13.66	258	67.1%	250	0.65
TOTAL								
THMTD	1756.89 sq.m.	DENSITY =	301 INTSha				1	

ZONING TABLE FOR 0 GRANGE DRIVE CITY FILE: OZ 06/030 W7 LOT 3, REGISTERED PLAN C-24 CITY OF MISSISSAUGA REGIONAL MUNICIPALITY OF PEEL

		REQUIRED	PROPOSED	VARIANCE
1.0	ZONES	RM5	RM5 UNITS 2 TO 7	
PERI	MITTED USES			
2.0	RESIDENTIAL			
2.1	STREET TOWNHOUSE DWELLING	·	·	
ZON	E REGULATIONS			
3.0	MINIMUM LOTAREA			
3.1	INTERIOR LOT	200 m²	196.88 m²	10
3.2	CORNER LOT	280 =≥	384.51 ==?	
4.0	MINIMUM LOT FRONTAGE			
4.1	INTERIOR LOT	6.8 m	6.8 m	
4.2	CORNER LOT	9.8 m	13.66 m	
5.0	MINIMUM FRONTYARD	4.5 m	4.55 m	
5.1	FRONT GARAGE FACE	6.0 m	6.05 m	
6.0	MINIMUM EXTERIOR SIDE YARD	4.5 m	7.25 m	
6.1	FRONT GARAGE FACE	6.0 m	n/a	
7.0	MINIMUM INTERIOR SIDE YARD			
7.1	ATTACHED SIDE	0.0 m	0.0 m	
7.2	UNATTACHED SIDE	1.5 m	1.20 m	·
7.3	ATTACHED GARAGE-UNATTACHED SIDE	1.2 m	n/a	
8.0	MINIMUM REAR YARD	7.5 m	7.90 m	
2.0	MAXIMUM HEIGHT	10.7 m	10	
10.0	MINIMUM LANDSCAPED AREA	25% of lot area	29.5% of lot area	
11.0	MAXIMUM GROSS FLOOR AREA (RESIDENTIAL - EXCLUDING GARAGE)	0.75 times lot area	1.36 times bt area	-
12.0	ATTACHED GARAGE, PARKING & DW			
12.1	ATTACHED GARAGE	1/UNIT MAX.	1/UNIT MAX.	
122	MINIMUM PARKING SPACES	2	3 (2 garage, 1 d/w)	
123	MAXIMUM DRIVEWAY WIDTH	5.2 m	3.75 m	
13.0				
ENC	ROACHMENT AND PROJECTIONS - PART 4			
	BALCONY ENCROACHMENT INTO REAR YARD	1.0 m	2.4 m	_
	PORCH INCUSIVE OF STEPS MAY ENCROACH INTO FRONT AND/OR EXTERIOR SIDE YARD	16m	2.4 m	

		REQUIRED	PROPOSED	VARIANCE
1.0	ZONES	R5	RS UNIT1	
PERI	MITTED USES			
2.0	RESIDENTIAL			
2.2	DETACHED DWELLING	<u></u>	·	
ZON	E REGULATIONS			
3.0	MINIMUM LOTAREA			
3.1	INTERIOR LOT	295 m²	348 m²	
4.0	MINIMUM LOT FRONTAGE			
4.1	INTERIOR LOT	9.75 m	11.92 m	
5.0	MAXIMUM LOT COVERAGE	40%	40%	
6.0	MINIMUM FRONTYARD			
6.1	INTERIOR LOT	4.5 m	4.55 m	
6.3	FRONT GARAGE FACE-INTERIOR LOT	6.0 m	6.05 m	
8.0	MINIMUM INTERIOR SIDE YARD			
8.1	INTERIOR LOT	1.2 m & 0.61 m	3.03 m & 0.65 m	
2.0	MINIMUM REAR YARD			
2.1	INTERIOR LOT	7.5 m	7.90 m	
10.0	MAXIMUM HEIGHT	10.7 m	·	
11.0	GARAGE PROJECTS			
11.1	BEYOND MAIN FRONT ENTRANCE OR MAIN ENTRY FEATURE	25 m	-	
112	BEYOND MAIN FRONTENTRANCE WHERE MAIN ENTRY FEATURE PROVIDED	5.0 m	-	
113	SECOND FLR. SETBACK FROMGARAGE FACE, (MN. 75 % WIDTH OF GARAGE)	25 m	-	
12.0	ATTACHED GARAGE, PARKING & DW			
12.1	ATTACHED GARAGE	1/UNIT MAX.	1/UNIT	
122	MINIMUM PARKING SPACES	2	4 (2 garage, 2 d/w)	
123	MAXIMUM DRIVEWAY WIDTH	6.0 m	5.2 m	
13.0	ACCESSORY BUILDING AND STRUCTURES			
ENC	ROACHMENT AND PROJECTIONS - PART 4			
	BALCONY ENCROACHMENT INTO			
	REAR YARD	1.0 m	2.4 m	
	PORCH INCUSIVE OF STEPS MAY ENCROACH INTO FRONT AND/OR			
	EXTERIOR SIDE YARD	16m	20m	-

	NOTE BUILDER TO VEREY LOCATION OF ALL HIDWANDS, STREET LIGHTS, TRANSPORMERS AND OTHER SERVICES, IF MAI DAVISHOOKS AND NOT MAINTHINED BUILDER IS TO RELOCATE AT HE OWN EXPENSE.
i	CLIENT
	BERKLEY DEVELOPMENTS
<u> </u>	PROJECT/LOCATION
1 1	0 GRANGE DRIVE
-	MISSISSAUGA, ON
1 1	SITE PLAN
i	BUILDING STATISTICS
-	REG. PLAN No. ZONE
	LOT NUMBER

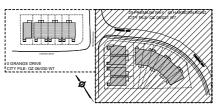
REG. PLAN No.	ice .
ZONE	
LOT NUMBER	
LOT AREA(n.)2	
BLDG AREAm)2	
LOT COVERAGE(%)	
No. OF STOREYS	
MEAN HEIGHT(tr)	
PEAK HEIGHTIM	
DECK LINE(m)	
LEGI	END
FRE FRENCHED	FLOOR ELEVATION
TPW TOPOFF	NAME OF TAXABLE PARTY.

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ı	HYDRO CONNECTION							
ı	PRE-HYDRANT							
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ı	DEC MALBOX							
ı	TRANSPORMER							
ı		ĕ	MATER VISINE					
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ı		∇	SEVER CONNECT 2 LOTS	ions				
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ı		-	SWALE DIRECTOR					
Ι-	CHANLIN FINDS							
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APPENDIX A-1 Page 1





KEY PLAN PREMIUM WAY/HARBORN RD.



GRANGE DRIVE - SAMPLE WEST ELEVATION

LIGHT L TRANSPOR	VERRY LOCATION OF ALL HYDRANDS, STREET MERS AND COMER SERVICES. IF MIN CO MARTINED BUILDIN IS TO RELOCATE AT
CLIENT	
BERKI	LEY DEVELOPMENTS
PROJECT	VLOCATION
0	GRANGE DRIVE
M	ISSISSAUGA, ON
DRAWING	SITE PLAN

ı	DECK LINE(n)	_			
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Г		LEGEND			
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	786	TOP OF BASIMEN	TSLAR		
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	R	NAMES OF REST	S TO SRADE		
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	WOR	MALK OUT BASEM	ENT		
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		BIELL PEDSTAL			
		CABLE PEDSTAL			
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	Ŷ	FIRS HYDRANT			
	8	STREET LIGHT			
	100	MAL BOX			
		TRANSFORMER			
		MATER VISINE			
		MATER CONNECTS	ON		
	∇	SEVER CONNECT 2 LOTS			
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	=	AR CONDITIONNE			
	m-	DOWN SPOUT TO			
	-	SWALE DIRECTION			
-		CHARLINK FENCE			
ı -		PRIVACYFENCE			
-		SOUNDBARKER			
-		FOOTING TO BE E. TO 1.25 MINU BELL	CTENDED IN GRAZE		
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H	BUILD OR	REVISION		IN	
NO.	DESCR	RIPTION	DATE	OWN	
	MITTREE	ILD LAYOUT	JUN-08-07	94.28	
7	ADD STES	TATISTICS	JUN-14-07	MJB	ı





APPENDIX A-1 Page 2

File: OZ 06/030 W7

Zoning Provisions for Street Townhouse Dwellings

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

	R1-47 Zone	Proposed	RM5 Zone
	(existing)	RM5-Exception	
	, <i>b</i> ,	(exception noted in	
		Italics and bold)	
Permitted Use	Detached Dwelling	Street Townhouse	Street Townhouse
		Dwellings	Dwellings
Min. Lot Area			
Interior	885 m ² (9, 526 ft ²)	$195 m^2 (2,099 ft^2)$	200 m ² (2,153 ft ²)
Corner	885 m ² (9, 526 ft ²)	$384 \text{ m}^2 (4,133 \text{ ft}^2)$	$280 \text{ m}^2 (3,014 \text{ ft}^2)$
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.)	13.6 m (44.6 ft.)	9.8 m (32.2 ft.)
Min. Front Yard			,
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 (19.7ft.)	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		
unattached	n/a	1.2 m (3.9 ft.)	1.5 m (4.9 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. Gross Floor Area	0.25	1.37	0.75
Min. Parking Spaces	2 spaces per unit	2 spaces per unit	2 spaces per unit
			(3.25 spaces per
			unit - CPD
			Resolution 121-91)
Max. Porch Encroachment	1.6 m (5.2 ft.)	2 m (6.6 ft.)	1.6 m (5.2 ft.)
into a Front Yard			
Balcony Encroachment	1 m (3.3 ft.)	2.5 m (8.2 ft.)	1 m (3.3 ft.)
into Rear Yard			
Maximum Driveway	Lesser of 8.5 m 27.8	3.75 m (12.3 ft.)	5.2 m (17.0 ft.)
Width	ft.) or 50% of lot		
	frontage		