



Corporate Report

Clerk's Files

Originator's
Files OZ 06/030 W7

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

Ward 7

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:

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 "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 Dwelling-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

Berkley Developments

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 (existing) | Proposed RM5-Exception (exception noted in Italics and bold) | RM5 Zone |
|---|--|---|--|
| Permitted Use | Detached Dwelling | Street Townhouse Dwellings | Street Townhouse Dwellings |
| Min. Lot Area | | | |
| Interior | 885 m ² (9, 526 ft ²) | <i>195 m² (2,099 ft²)</i> | 200 m ² (2,153 ft ²) |
| Corner | 885 m ² (9, 526 ft ²) | <i>384 m² (4,133 ft²)</i> | 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.) | <i>13.6 m (44.6 ft.)</i> | 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.) | <i>7.2 m (23.6 ft.)</i> | 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 | <i>1.2 m (3.9 ft.)</i> | 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 | <i>1.37</i> | 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 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.) |
| Maximum Driveway Width | Lesser of 8.5 m 27.8 ft.) or 50% of lot frontage | <i>3.75 m (12.3 ft.)</i> | 5.2 m (17.0 ft.) |