



# Corporate Report

Clerk's Files

Originator's

Files OZ 08/012 W11  
T-M08005 W11

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**DATE:** January 27, 2009

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: February 17, 2009

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

**SUBJECT:** **Information Report**  
**Rezoning and Draft Plan of Subdivision Applications**  
**To permit detached dwellings**  
**Part of Lot 10, Concession 2, W.H.S.**  
**Northeast corner of Second Line West and Silverthorn Mill**  
**Avenue**  
**Owner: 2096553 Ontario Inc. (Hush Homes)**  
**Applicant: John D. Rogers & Associates Inc.**  
**Bill 51**

**Public Meeting** **Ward 11**

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**RECOMMENDATION:** That the Report dated January 27, 2009, from the Commissioner of Planning and Building regarding the applications to change the Zoning of By-law 225-2007 from "R2-10" (Detached Dwellings-Typical Lots) to "R2-Exception" (Detached Dwellings-Typical Lots) and "R16-Exception" (Detached Dwellings on a CEC-Private Road), in addition to a draft plan of subdivision application, to permit 6 detached lots fronting onto a public road and 7 detached lots fronting onto a private common element condominium road, under files OZ 08/012 W11 and T-M08005 W11, 2096553 Ontario Inc., Part of Lot 10, Concession 2, W.H.S., be received for information.

**BACKGROUND:**

The above-noted applications have been circulated for technical comments.

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

**COMMENTS:**

The applicant is proposing to develop 6 detached lots fronting onto a public road (3 each onto Second Line West and Silverthorn Mill Avenue) and 7 detached lots fronting onto a private common element condominium road, accessed from Silverthorn Mill Avenue. Details of the proposal are as follows:

<b>Development Proposal</b>	
Applications submitted:	August 21, 2008 (deemed complete October 9, 2008)
Building Height:	2 storeys (10.7 metres/35 ft.)
Lot Coverage:	30% per individual lot
Net Density:	13.9 units/ha 5.6 units/acre
Number of units:	13 units (6 freehold and 7 common element condominium)
Anticipated Population:	44 people* *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2005 Growth Forecasts for the City of Mississauga.
Parking Required:	28 spaces (2.0 resident spaces per unit for freehold, 2.0 resident spaces and 0.25 visitor spaces per condominium)
Parking Provided:	33 spaces (2.0 per freehold dwelling, 3.0 spaces per condominium, no visitor spaces)
Supporting Documents:	Functional Servicing Report Environmental Noise Study Preliminary Tree Inventory/Preservation Plan Planning Justification Report

<b>Site Characteristics</b>	
Frontage:	Second Line: 59 m (194 ft.) Silverthorn Mill: 177 m (580 ft.)
Depth:	Approx. 96 m (314 ft.)
Net Lot Area:	0.94 ha (2.3 ac.)
Existing Use:	One single detached dwelling

In order to develop the subdivision as proposed, the applicant is looking to acquire certain lands currently held in escrow by the City, being remnant parcels remaining from the development of neighbouring registered draft plan of subdivisions fronting onto Silverthorn Mill Avenue and Campbell Settler Court.

### **Green Development Initiatives**

There have been no green development initiatives identified by the applicant at this time.

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

### **Neighbourhood Context**

The subject property is located at the intersection of Silverthorn Mill Avenue and Second Line West, within Meadowvale Village. Surrounding the subject lands are detached homes. Those homes to the north and west, fronting onto Second Line West, tend to reside on larger lots with frontages greater than 20 m (66 ft.) while properties to the south and east, fronting onto Silverthorn Mill Avenue and Campbell Settler Court, are smaller lots with frontages in the range of 12 to 15 m (40 to 50 ft.). The lands are generally flat, and contain some mature vegetation. An existing home occupies a portion of the lands fronting Second Line West, which is proposed to be demolished. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

North: Detached dwellings, fronting Second Line West and  
Campbell Settler Court

East: Detached dwellings, fronting Silverthorn Mill Avenue

South: Detached dwellings, fronting Silverthorn Mill Avenue  
West: Detached dwellings, fronting Second Line West

**Current Mississauga Plan Designation and Policies for the  
Meadowvale Village District (May 5, 2003)**

The lands are located within the Village Character Area. As the lands do not immediately abut the Heritage Conservation District of Meadowvale Village, the following designation and policies apply:

**"Residential - Low Density I"** which permits detached dwellings on lots with a minimum frontage of 18 m (60 ft.) to a maximum density of 15 units per net residential hectare (6 units per net residential acre).

The applications are in conformity with the land use designation and no official plan amendments are proposed. There are other policies in the Official Plan which also are applicable in the review of these applications including:

**Meadowvale Village District Policies:**

As noted above, the subject lands are part of the Village Character Area. Section 4.23.3.1.2 contains the following Character Area policies:

- The rural village character of the Heritage Conservation District must be maintained (for example the small houses with complex massing, the generous front, rear and side setbacks, the many mature trees and the irregular topography);
- Road alignments of existing roads should be preserved, with no significant changes to grades to ensure the preservation of existing hedgerow trees;
- The existing grades should be maintained. Where acceptable drainage cannot be achieved through revised road layouts, lot sizes, lotting patterns or innovative drainage techniques, regrading may be permitted, providing that the effect on topography and vegetation is minimized;

- The design of subdivisions will provide for the appropriate development of the rear yards of the existing lots fronting on both sides of Second Line West, south of Old Derry Road;
- A concept plan will be required to illustrate the location of existing trees, road and lotting pattern, connections to adjacent developments, proposed grading, building envelopes, and garage locations;
- The Character Area includes a progression of spaces and landscape features that define the edge of the Village. Development near the gateways should enhance them and be in harmony with the character area of the Village. Lots should vary in size to create a varied and interesting streetscape;
- Building heights should be limited to two and a half (2.5) storeys, lot coverage should be addressed, and provision made for generous setbacks to ensure a sense of spaciousness around the Village, with larger setbacks closer to the Village;
- The development of these lands may include rolled curbs and gutters, fewer municipal sidewalks, and decorative street lighting – all of which differ from existing City standards. In addition, side yard fencing, street trees, signage, open space linkages, bus shelters, mail delivery kiosks, and other street furniture should generally conform to the Meadowvale Village Urban Design Guidelines.

#### Residential Policies:

Section 3.2.3.2 of Mississauga Plan states that 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. The plan notes that development should be located on public roads. Design issues related to built form, scale, massing, orientation, parking, and the quality and quantity of open space will be priorities in assessing the merits of residential development.

### Urban Design Policies:

#### Section 3.18.2.4

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 3.18.2.6

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

### Existing Zoning

**"R2-10" (Detached Dwelling-Typical Lots)**, which permits detached dwellings on lots with a minimum frontage of 18 m (60 ft.) and a minimum lot area of 695 m<sup>2</sup> (7.481 sq. ft.), on a public road. Exceptions include the following:

- a maximum lot coverage of 25%;
- that a flat roof shall not be permitted;
- that the maximum building height, at the highest ridge, be 9.5 m (31.2 ft.);
- the maximum projection of the garage beyond any portion of the front wall of the first storey by 0.0 m (0.0 ft.).

### Proposed Zoning By-law Amendment

**"R2-Exception" (Detached Dwellings-Typical Lots)**, to permit detached dwellings, on a public road. As part of the rezoning, the applicant is proposing that exceptions be applied to the "R2" zone standards, as shown in Appendix I-9.

**"R16-Exception" (Detached Dwellings on a CEC-Private Road)**, to permit detached dwellings, on a CEC private road. As part of the rezoning, the applicant is proposing that exceptions be applied to the "R16" zone standards, as shown in Appendix I-9.

## **COMMUNITY ISSUES**

No community meetings were held and no written comments were received by the Planning and Building Department.

## **DEVELOPMENT ISSUES**

Agency comments are summarized in Appendix I-6 and school accommodation information is contained in Appendix I-7. Based on the comments received and the applicable Mississauga Plan policies the following matters will have to be addressed:

- Conformity with the urban design and landscape provisions of the Meadowvale District Plan, which shall be addressed through the submission of a more detailed concept plan;
- The appropriateness of the size and dimensioning of the lots proposed, relative to the surrounding area;
- The treatment of existing vegetation on the lands, in addition to consideration for future landscaping;
- The resolution of remnant subdivision parcels, currently being held by the City in escrow, proposed to be developed as part of the subject application (confirmation that satisfactory arrangements have been made to acquire these parcels from the developer of Plans 43M-1246 and 43M-1290);
- Resolution of right-of-way and daylight triangle requirements along Second Line West;
- Submission of an archeological study;
- Resolution of matters respecting storm water servicing;
- The identification of any sustainable green technology to be used in the proposed development.

## **OTHER INFORMATION**

### **Development Requirements**

In conjunction with the proposed development, there are certain other engineering and conservation matters with respect to storm water servicing, which will require the applicant to enter into the

appropriate agreements with the City, the details of which will be dealt with during the processing of the plan of subdivision.

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

**CONCLUSION:** Once 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 these applications.

**ATTACHMENTS:**

- Appendix I-1 - Site History
- Appendix I-2 - Aerial Photograph
- Appendix I-3 - Excerpt of Meadowvale Village District Land Use Map
- Appendix I-4 - Excerpt of Existing Land Use Map
- Appendix I-5 - Draft Plan of Subdivision/Concept Plan
- Appendix I-6 - Building Elevations
- Appendix I-7 - Agency Comments
- Appendix I-8 - School Accommodation
- Appendix I-9 - Detailed Zoning Provisions
- Appendix I-10- General Context Map

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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Rob Hughes, Development Planner*



**2096553 Ontario Inc.**

**Files: OZ 08/012 W11 and T-M08005 W11**

### **Site History**

- September 1997 & June 1998 - Plans 43M-1246 and 43M-1290 are registered, resulting in the creation of Silverthorn Mills Avenue and Campbell Settler Court, which form the southern and eastern boundaries for the subject lands.
- May 5, 2003 - The Region of Peel approved the Mississauga Plan Policies for the Meadowvale Village District, designating the subject lands as "Residential - Low Density I".
- 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 "R2-10" (Detached Dwellings-Typical Lots).



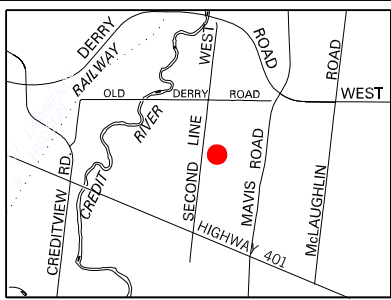
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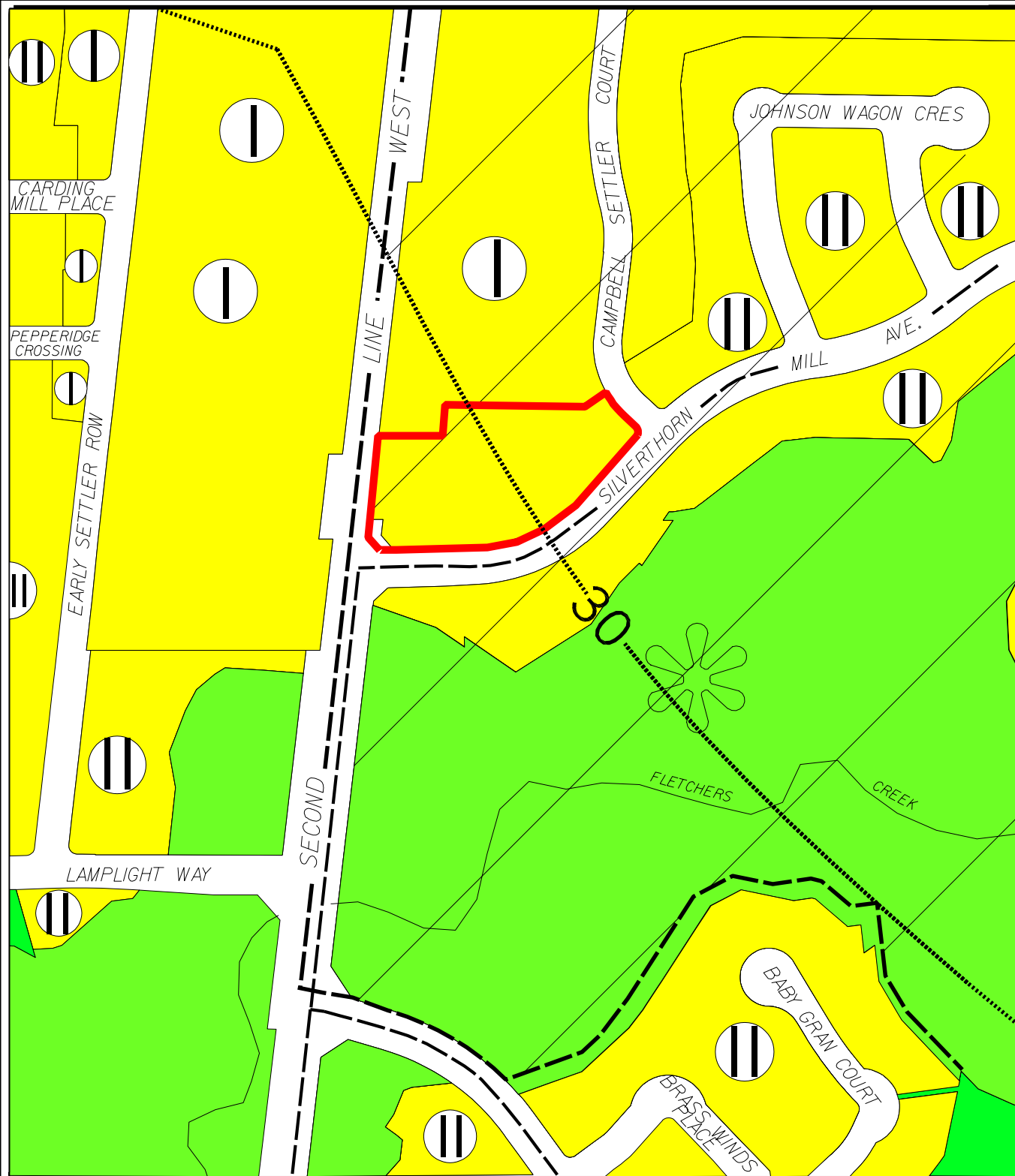
 **SUBJECT LANDS**

**DATE OF AERIAL PHOTO: APRIL 2008**



**SUBJECT:**  
**JOHN D. ROGERS & ASSOCIATES INC.**

	<b>FILE NO:</b> OZ 08012 W11 T-M08005 W11
	<b>DWG. NO:</b> 08012A
	<b>SCALE:</b> NTS
	<b>PDC DATE:</b> 20090217
<b>DRAWN BY:</b> R. DICOSOLA B. KRUGER	



# PART OF MEADOWVALE VILLAGE DISTRICT LAND USE MAP MEADOWVALE VILLAGE DISTRICT POLICIES OF MISSISSAUGA PLAN

**LAND USE DESIGNATIONS**

- Residential – Low Density I
- Residential – Low Density II
- Residential – Medium Density I
- General Commercial
- Convenience Commercial
- Motor Vehicle Commercial
- Business Employment
- Public Open Space ⑥
- Greenbelt
- Parkway Belt West
- Utility

**LAND USE LEGEND**

- Heritage Conservation District
- LBPIA Operating Area Boundary – See Aircraft Noise Policies (Note: In Meadowvale Village this includes all lands to the East.)
- Lands Exempt From LBPIA Operating Area
- Lands experiencing noise levels of greater than 35 NEF ⑨

**NOTE:**  
ANY PART OF THE ROAD NETWORK SHOWN OUTSIDE THE CITY BOUNDARIES IS SHOWN FOR INFORMATION PURPOSES ONLY.

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

**Note:**  
Numbers, such as ①, indicated on the Land Use Maps are related to mapping changes outlined in various Appendices of Mississauga Plan Proposed Amendments.

**TRANSPORTATION LEGEND**

- Provincial Highway and Interchange
- Arterial
- Major Collector
- Minor Collector
- Local Road
- Major Transit Corridor

- Proposed Stormwater Management Facility
- Existing Stormwater Management Facility
- 1996 NEP/2000 NEF Composite Noise Contours
- Planning District
- Special Site Areas (See Special Site Policies)

**SUBJECT LANDS**

*Appealed to the Ontario Municipal Board*

**SUBJECT:**  
**JOHN D. ROGERS & ASSOCIATES INC.**

**FILE NO:**  
OZ 08012 W11  
T-M08005 W11

**DWG. NO:**  
08012R

**SCALE:**  
NTS

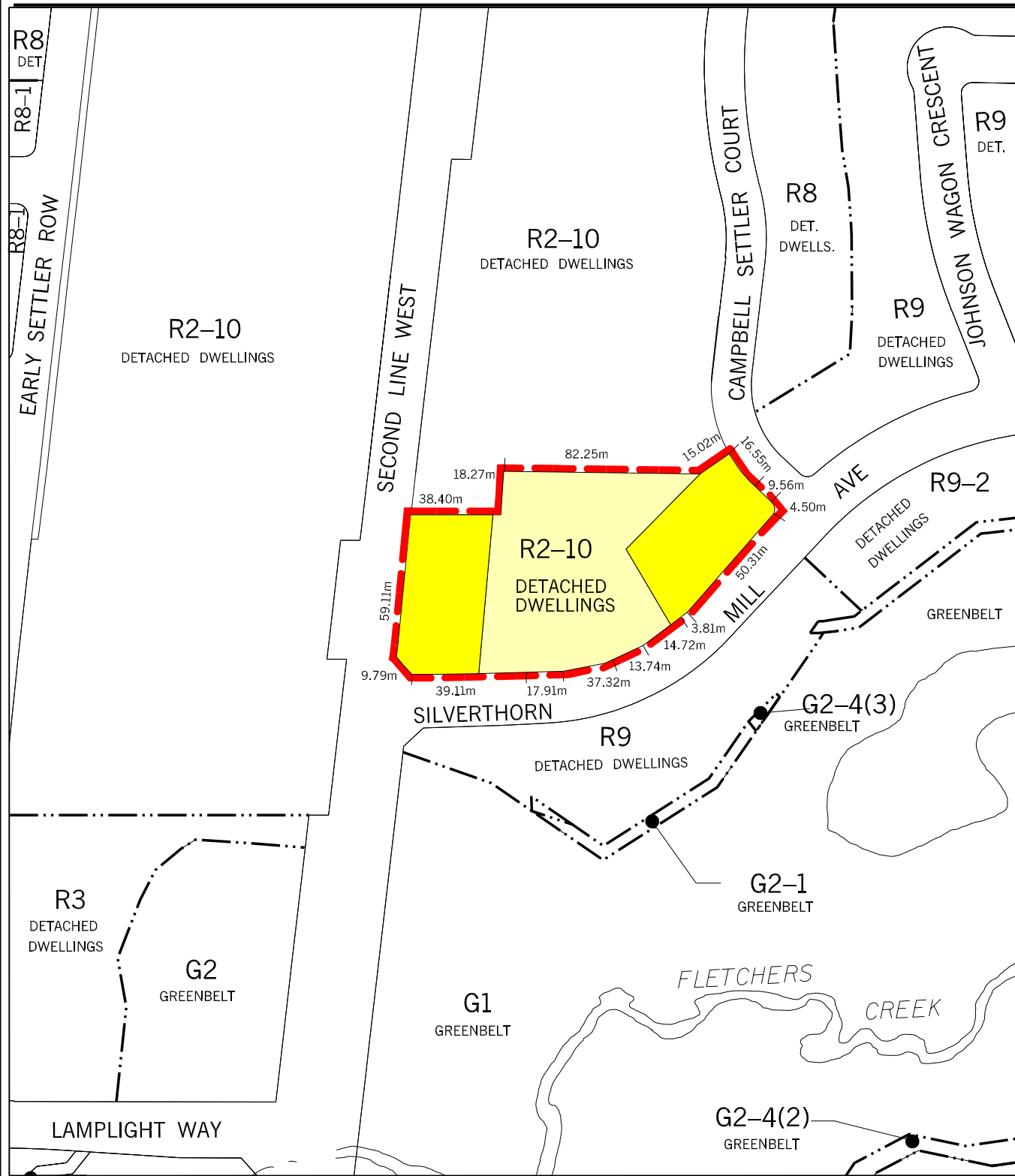
**PDC DATE:**  
2009/02/17

**DRAWN BY:**  
R.DICOSOLA  
B. KRUGER

**MISSISSAUGA**  
Planning and Building

*Produced by*  
**T&W, Geomatics**

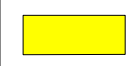
**APPENDIX I-3**



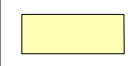
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**SUBJECT LANDS**



**PROPOSED REZONING FROM 'R2-10' (DETACHED DWELLINGS - TYPICAL LOTS) TO 'R2-EXCEPTION' (DETACHED DWELLINGS - TYPICAL LOTS), AS PART OF A DRAFT PLAN OF SUBDIVISION, TO PERMIT 6 DETACHED LOTS FRONTING ON TO A PUBLIC ROAD.**



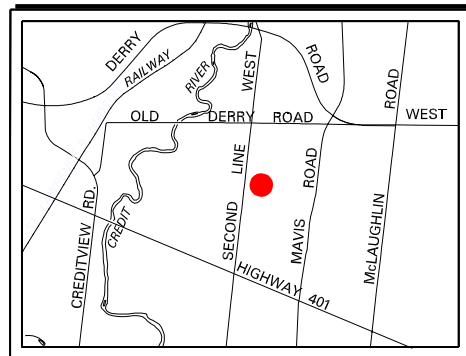
**PROPOSED REZONING FROM 'R2-10' (DETACHED DWELLINGS - TYPICAL LOTS) TO 'R-16 - EXCEPTION' (DETACHED DWELLINGS ON A CEC - PRIVATE ROAD), AS PART OF A DRAFT PLAN OF SUBDIVISION, TO PERMIT 7 DETACHED LOTS FRONTING ON TO A COMMON ELEMENT CONDOMINIUM ROAD.**

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



**SUBJECT:**

**JOHN D. ROGERS & ASSOCIATES INC.**



**FILE NO:**  
OZ 08012 W11  
T-M08005 W11

**DWG. NO:**  
08012R

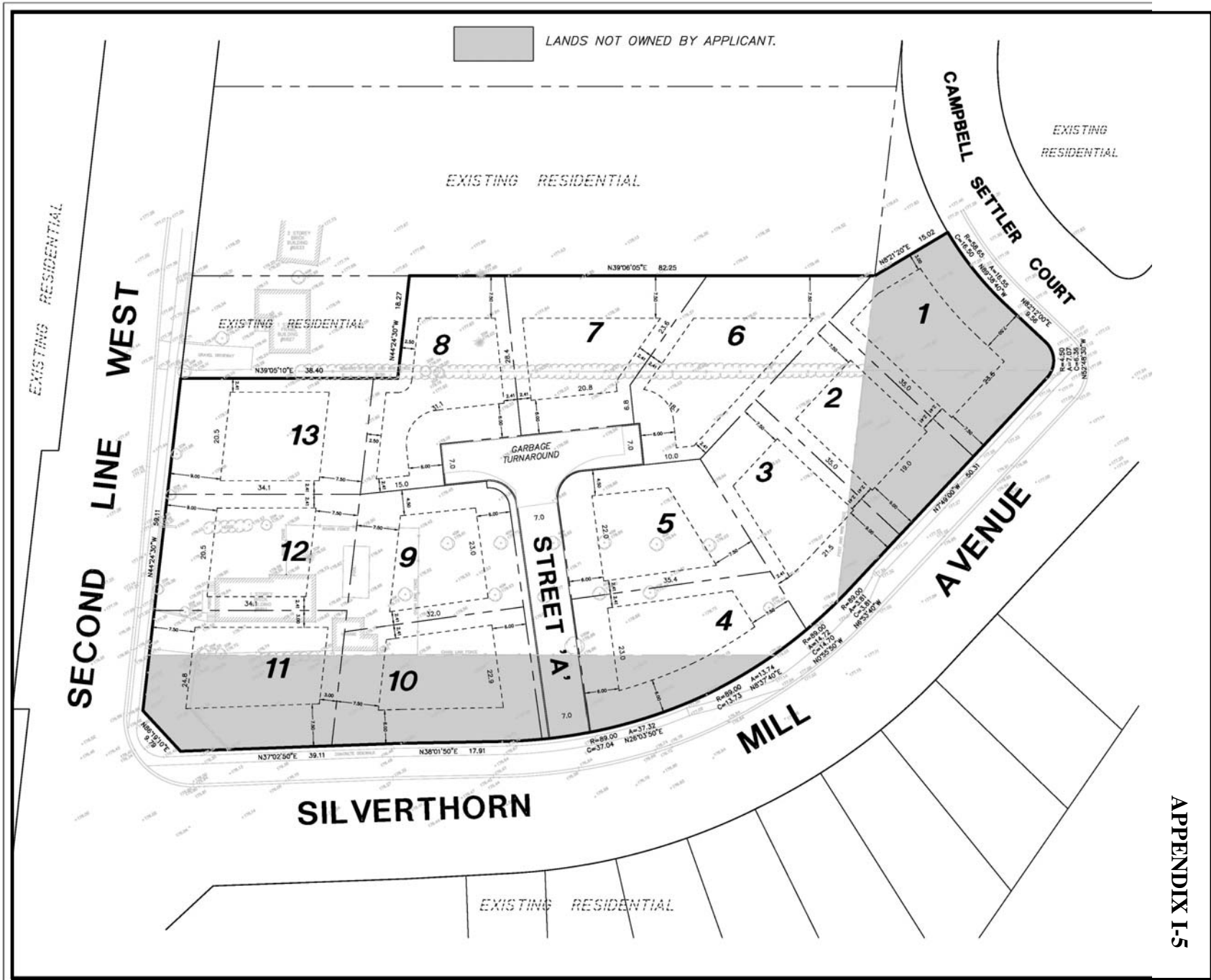
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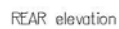
**PDC DATE:**  
2009/02/17

**DRAWN BY:**  
R.DICOSOLA  
B. KRUGER

**APPENDIX I-4**







2096553 Ontario Inc.

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**Agency Comments**

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

<b>Agency / Comment Date</b>	<b>Comment</b>
<p>Greater Toronto Airports Authority (November 18, 2008)</p>	<p>Airport Zoning Restrictions: According to the Airport Zoning Regulations for Toronto Pearson International Airport, development elevations on the subject property are affected by the Approach Surface for Runway 05 (future designation 05L) and the Approach Surface for proposed Runway 05R. The maximum allowable development elevation under this restriction ranges from approximately 311 m A.S.L. (Above Sea Level) (1,020 ft.) at the eastern boundary of the property to approximately 314 m A.S.L. (1,030 ft.) at the western boundary. Based on the information provided, the height of the proposed residential dwellings would be within the allowable height limits associated with the Regulations.</p> <p>Noise Impacts: The subject property is located within the Exempt Area of the Toronto Pearson International Airport Operating Area (AOA) and within both the 28-30 and 30-35 NEF/NEP of the composite contour map for Toronto Airport. Due to the proximity of the proposed development to the Airport and its location within the 30-35 NEF/NEP, the GTAA would like to negotiate an Aircraft Noise Warning Agreement for the subject property, including the installation of a Permanent Noise Warning Sign. The Aircraft Noise Warning Agreement would stipulate that as a condition of subdivision approval, the Developer must enter into a registerable Development Agreement which contains, among other things, construction conditions and warning clauses for residential development on the site.</p>
<p>Region of Peel (January 2009)</p>	<p>Municipal sanitary sewer facilities consist of a 250 mm sewer on Silverthorn Mill Avenue and a 300 mm sewer on Second Line West. Municipal water facilities consist of a 300 mm diameter. water-main located on Silverthorn Mill Avenue and</p>

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Agency / Comment Date	Comment
	a 400 mm water-main on Second Line West. Regional roads are not adversely affected. The Region will provide curb side waste collection. The developer will be required to enter into a Condominium Water Servicing Agreement with the local Municipality and Region for the construction of sewer and water associated with the lands. The applicant/owner shall also grant/obtain (at no cost to the Region) all necessary easements for Regional infrastructures, as may be required by the Region to service proposed development and/or external lands.
Dufferin-Peel Catholic District School Board and the Peel District School Board (November,2008)	<p>In comments, dated December, 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 these development applications.</p> <p>In addition, if approved, the Peel District School Board and/or the Dufferin-Peel Catholic District School Board also require that the Board requires certain clauses be placed either within the Development/Servicing Agreement, or within any agreement of purchase and sale entered into with respect to any lots on this plan.</p>
Credit Valley Conservation (October 29, 2008)	As the lands are outside of CVC's regulated area and the parcel is less than 5 ha (12.3 ac), this agency has no comments.
City Community Services Department – Planning, Development and Business Services Division (December 22, 2008)	This Department notes that Old Ridge Park (P#391) and Gooderham Park (P#395) are located approximately 400 m (1,312 ft) and 425 m (1,394 ft) from the site respectively. Old Ridge Park contains a play site and soccer field, and Gooderham Park contains a play site, soccer field, and baseball diamond.



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Agency / Comment Date	Comment
	<p>Prior to the preparation of the Supplementary Report, the applicant is to submit an Archaeological Assessment, to be reviewed and accepted by this Department.</p> <p>Should this application be approved, payment for street trees and trail signage will be required. Further, prior to the issuance of building permits, cash-in-lieu of parkland dedication for park or other public recreational purposes is required pursuant to Section 42 of the <i>Planning Act</i> (R.S.O. 1990, c.P. 13, as amended) and in accordance with City Policies and By-laws.</p>
City Community Services Department – Fire and Emergency Services Division (December 23, 2008)	This proposal is located within the response area of Fire Station 121. At present average travel times to emergencies in this area of the City is 1.7 minutes based on normal traffic and weather conditions. Flow test data from the existing water supply system indicates the potential for an adequate supply of water for fire protection purposes. The private road is to be designed in conformance with bylaw 1036-81, and designated as a fire route.
City Transportation and Works Department (January, 2009)	Prior to the preparation of the Supplementary Report, the applicant will be required to provide written confirmation that satisfactory arrangements have been made to acquire the necessary parcels from the developer of Plans 43M-1246 and 43M-1290. Since the application also contemplates the acquisition of a portion of the existing Second Line West Right-of-Way, the applicant is to make the appropriate application to pursue this land acquisition. In addition, the applicant will be required to submit an updated Functional Servicing Report. Additional comments will be provided pending the review of the above-noted items.
Enersource Hydro Mississauga (October 30, 2008)	This agency has no objection to the rezoning of these lands. Initial supply could be made available subject to timing, prior use and coordination with adjacent lands. The draft plan of subdivision shall be subject to certain conditions.
Other City Departments and External Agencies	The following City Departments and external agencies offered no objection to these applications provided that all technical

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<b>Agency / Comment Date</b>	<b>Comment</b>
	matters are addressed in a satisfactory manner:  - Bell Canada (subject to certain draft plan conditions) - Hydro One - Planning & Building, Development Services
	The following City Departments and external agencies were circulated the applications but provided no comments: - Realty Services - French District Catholic School Boards - Rogers Cable

2096553 Ontario Inc.

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**School Accommodation**

<b>The Peel District School Board</b>	<b>The Dufferin-Peel Catholic District School Board</b>
<ul style="list-style-type: none"> <li>Student Yield: <ul style="list-style-type: none"> <li>3 Kindergarten to Grade 6</li> <li>1 Grade 7 to Grade 8</li> <li>1 Grade 9 to Grade 12/OAC</li> </ul> </li> <li>School Accommodation: <ul style="list-style-type: none"> <li>Meadowvale Village Public School <ul style="list-style-type: none"> <li>Enrolment: 645</li> <li>Capacity: 699</li> <li>Portables: 0</li> </ul> </li> <li>David Leeder Middle School <ul style="list-style-type: none"> <li>Enrolment: 811</li> <li>Capacity: 868</li> <li>Portables: 0</li> </ul> </li> <li>Mississauga Secondary School <ul style="list-style-type: none"> <li>Enrolment: 1,335</li> <li>Capacity: 1,551</li> <li>Portables: 0</li> </ul> </li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Student Yield: <ul style="list-style-type: none"> <li>2 Junior Kindergarten to Grade 8</li> <li>1 Grade 9 to Grade 12/OAC</li> </ul> </li> <li>School Accommodation: <ul style="list-style-type: none"> <li>St. Julia Elementary School <ul style="list-style-type: none"> <li>Enrolment: 603</li> <li>Capacity: 609</li> <li>Portables: 0</li> </ul> </li> <li>St. Marcellinus Secondary School <ul style="list-style-type: none"> <li>Enrolment: 1,307</li> <li>Capacity: 1,521</li> <li>Portables: 0</li> </ul> </li> </ul> </li> </ul>

2096553 Ontario Inc.

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### Detailed Zoning Provisions

**"R2-Exception" (Detached Dwellings-Typical Lots)**, to permit detached dwellings, on a public road. As part of the rezoning, the applicant is proposing that the following exceptions to the standard zoning be applied:

	<b>R2-10 Zone (existing)</b>	<b>Proposed R2-Exception</b>	<b>R2 General Zone</b>
Minimum Lot Area - Interior	695 m <sup>2</sup> (7,481 ft <sup>2</sup> )	660 m <sup>2</sup> (7,104 ft <sup>2</sup> )	695 m <sup>2</sup> (7,481 ft <sup>2</sup> )
Minimum Lot Area - Corner	810 m <sup>2</sup> (8,719 ft <sup>2</sup> )	800 m <sup>2</sup> (8,611 ft <sup>2</sup> )	810 m <sup>2</sup> (8,719 ft <sup>2</sup> )
Maximum Lot Coverage	25%	30%	30%
Maximum height-highest ridge: sloped roof	9.5 m (31.1 ft.)	10.7 m (35 ft.)	10.7 m (35 ft.)
Maximum projection of the garage beyond any portion of the front wall of the first storey	0.0 m (0.0 ft.)	0.0 m (0.0 ft.)	-
Flat Roof	Not permitted	Permitted	Permitted

**"R16-Exception" (Detached Dwellings on a CEC-Private Road)**, to permit detached dwellings, on a CEC private road. As part of the rezoning, the applicant is proposing that the following exceptions to the standard zoning be applied:

	<b>R2-10 Zone (existing)</b>	<b>Proposed R16-Exception</b>	<b>R16 General Zone</b>
Minimum Lot Area - Interior	695 m <sup>2</sup> (7,481 ft <sup>2</sup> )	660 m <sup>2</sup> (7,104 ft <sup>2</sup> )	550 m <sup>2</sup> (5,920 ft <sup>2</sup> )
Minimum Lot Area - Corner	810 m <sup>2</sup> (8,719 ft <sup>2</sup> )	740 m <sup>2</sup> (7,965 ft <sup>2</sup> )	720 m <sup>2</sup> (7,750 ft <sup>2</sup> )
Minimum Lot Frontage - Interior	18 m (59 ft.)	18 m (59 ft.)	15.0 m (49 ft.)
Minimum Lot Frontage - Corner	21 m (68.9 ft.)	21 m (68.9 ft.)	19.5 m (64 ft.)
Minimum Front Yard - Interior Lot	9 m (29.5 ft.)	6.0 m (19.7 ft.)	7.5 m (24.6 ft.)
Minimum Front Yard - Corner Lot	7.5 m (24.6 ft.)	6.0 m (19.7 ft.)	7.5 m (24.6 ft.)

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Minimum Exterior Side Yard	7.5 m (24.6 ft.)	4.5 m (14.8 ft.)	6.0 m (19.7 ft.)
Maximum Height	9.5 m (31 ft.)	10.7 m (35.1 ft.)	10.7 m (35.1 ft.)
Flat roof	Not permitted	Permitted	Permitted
Maximum Lot Coverage	25%	30%	35%
Minimum Parking Spaces	2 spaces per unit	3 spaces per unit 0 visitor spaces	2 residential spaces per unit 0.25 visitor spaces per unit

