



Corporate Report

Clerk's Files

Originator's
Files OZ 09/010 W9

PDC FEB 1 2010

DATE: January 12, 2010

TO: Chair and Members of Planning and Development Committee
Meeting Date: February 1, 2010

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Official Plan Amendment and Rezoning Applications
To permit 186 three-storey stacked
condominium townhouse units
2891 Rio Court
Northwest corner of Hazelton Place and Plantation Place
Owner: Daniels LR Corporation
Applicant: Bousfields Inc.
Bill 51

Public Meeting **Ward 9**

RECOMMENDATION: That the Report dated January 12, 2010, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Residential-High Density II - Special Site 3" to "Residential-Medium Density II" and to change the Zoning of By-law 0225-2007 from "RA4-31" (Apartment Dwellings) to "RM9-Exception" (Horizontal Multiple Dwellings) to permit 186 horizontal multiple dwelling units under file OZ 09/010 W9, Daniels LR Corporation, 2891 Rio Court, be received for information.

BACKGROUND: The above-noted applications have been circulated for technical comments and a community meeting was held on October 29, 2009.

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 186 stacked condominium townhouse units with access from Rio Court.

Details of the proposal are as follows:

| Development Proposal | |
|-----------------------------|--|
| Applications submitted: | July 16, 2009 (Deemed Complete: August 7, 2009) |
| Applications Revised: | July 29, 2009 and November 23, 2009 |
| Height: | Three (3) storeys |
| Net Density: | 78 units per ha (32 units per ac) |
| Floor Space Index: | 0.72 |
| Lot Coverage: | 32.5% |
| Landscaped Area: | 40.0% |
| Number of units: | 186 units proposed (114 stacked units, 72 back-to-back units) |
| Anticipated Population: | 455 persons* *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2008 Growth Forecasts for the City of Mississauga. |
| Parking Required: | 267 residential parking spaces 47 visitor parking spaces |
| Parking Provided: | 265 residential parking spaces 29 visitor parking spaces |
| Supporting Documents: | <ul style="list-style-type: none"> - Preliminary Concept Site Plan and Elevation Plans - Servicing and Grading Plans - Boundary and Topographic Survey - Noise Study - Planning Justification Study |

| Site Characteristics | |
|----------------------|--|
| Frontage: | ±236.0 m (774.3 ft.) onto Hazelton Place |
| Depth: | ±94 m (308 ft.) |
| Net Lot Area: | 2.39 ha (5.9 ac) |
| Existing Use: | Vacant site |

Neighbourhood Context

The subject property is located within the Central Erin Mills District and is bounded by Hazelton Place to the south, Plantation Place to the east and Rio Court to the north. Surrounding the subject site are townhouses, a 2 storey retirement complex and commercial plazas.

The lands are presently vacant and generally flat. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

North: Townhouses and a retirement home.

East: St. Aloysius Gonzaga Secondary School, the Erin Meadows Mississauga Library and Community Centre, and Erin Meadows Park.

South: Commercial plaza containing a Rona Retail store, a National Sport Retail store and various smaller retail units.

West: Convenience plaza with a Hasty Market, RBC Bank and a dental office.

Current Mississauga Plan Designation and Policies for Central Erin Mills District (May 5, 2003)

"Residential - High Density II" which permits residential dwellings including apartment dwellings at a Floor Space Index (FSI) of 1.0-2.5.

The subject lands are identified as "Special Site 3" which states that notwithstanding the provisions of the "Residential High

Density II" designation, the maximum apartment building height will be 17 storeys.

The lands are located within the Central Erin Mills Node which is subject to the following policies:

- Nodes will act as a focus of activity for the surrounding areas at locations which are afforded good accessibility, visibility and a relatively high level of existing and potential transit service.
- Built form within Nodes should provide for the following characteristics of development:
 - built form should be closely related to, and integrated with, the streetline, with minimal building setbacks, to provide spatial enclosure and street-related activity;
 - compatible building bulk, massing and scale of built form to provide an integrated streetscape;
 - front building facades should be parallel with the street and provided with periodic indentations for visual relief and features such as urban squares.
- lands immediately adjacent to or within a Node should provide both a transition between the higher density and height of development within the Node and lower density and height of development in the surrounding area;
- down-zoning of lands within a Node and in the transition area adjacent to the Node should not be permitted;
- residential and employment density in the Node should be sufficiently high to support transit usage.

There are other policies in the Official Plan dealing with urban form and urban design which are also applicable in the review of these applications which encourage common design themes and compatibility in scale and character of the built environment.

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.

Official Plan Amendment 95 – Growth Plan Conformity Amendment

On June 10, 2009, City Council approved Official Plan Amendment 95 which was approved by the Region of Peel on December 10, 2009. The policies relevant to this application are as follows:

- The Central Erin Mills Node is planned to achieve a gross density of between 200 - 300 residents and jobs combined per hectare (494 - 741 residents and jobs combined per acre) by 2031.
- Reductions in densities within a Node and in the transition area adjacent to the Node will not be permitted unless considered through a municipal comprehensive planning study.

Proposed Official Plan Designation and Policies

"Residential - Medium Density II" to permit 186 horizontal multiple dwelling units at a Floor Space Index (FSI) of 0.4 - 0.9 and a maximum height of 4 storeys. The Central Erin Mills

District currently does not have this land use designation, however, it is used in a number of other planning districts in the City.

Existing Zoning

"RA4-31" (Residential - Exception) which permits 774 apartment units, consisting of long-term care, retirement and apartment dwellings with the exception of regulations found in Appendix I-9.

Proposed Zoning By-law Amendment

"RM9-Exception" (Residential) to permit 186 horizontal multiple dwelling units, consisting of 72 stacked back to back units and 114 stacked units. The proposed zoning would be a reduction of 558 units from the existing zoning.

As part of the rezoning, the applicant is proposing exceptions to the "RM9" zone regulations in accordance with Appendix I-9.

COMMUNITY ISSUES

A community meeting was held by Ward 9 Councillor Pat Saito on October 29, 2009 to review the concept plan. No community concerns were raised.

A letter was received on October 25, 2009 from an area resident who was not able to attend the Community meeting and had the following concerns:

- noise and disruption from the potential construction;
- increased traffic volume adjacent to the existing townhouse development;
- overcrowded area schools.

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 prior to preparation of the Supplementary Report:

- submission of revised Noise Feasibility Study, Planning Rationale and Functional Design Brief incorporating the revised proposed concept plan;
- review of the draft proposed zoning standards;
- review of the supportive documentation relating to the Central Erin Mills Node and appropriateness of the proposed built form, reduced density and population forecast;
- resolution of waste collection with Region of Peel;
- 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 matters with respect to noise, easements and access, which will require the applicant to enter into appropriate agreements with the City.

Site Plan

An application for site plan approval has been submitted under file SP 09/169 W9 in support of the proposed applications.

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:

When all 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 Central Erin Mills 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 - Detailed Existing and Proposed Zoning Provisions
- Appendix I-10 - General Context Map

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Erica Pallotta, Development Planner

Daniels LR Corporation**File: OZ 09/010 W9****Site History**

- December 17, 1986 – City Council enacted By-law 1271-86 which rezoned the lands bounded by Erin Centre Boulevard, Erin Mills Parkway, Eglinton Avenue West and Glen Erin Drive, from "A" (Agricultural) to "DC-Section 1534" (District Commercial).
- November 25, 1998 – Applications were received under file OZ/OPA 98/052 to permit a long-term care facility, retirement home, seniors apartments, street row dwellings, apartments and a convenience commercial centre for the lands bounded by Winston Churchill Boulevard, Erin Centre Boulevard, Plantation Place and Hazelton Place.
- September 5, 2000 – Applications OZ/OPA 98/052 W9 Phase 2 in conjunction with T-M99007 were considered and approved by PDC to permit a long-term care facility, retirement home, seniors apartments, street row dwellings, apartments and a convenience commercial centre.
- July 11, 2001- Council passed By-Law 0369-2001 zoning the subject lands "RM7D5-2546" to permit 744 apartment units subject to height restrictions of 8 and 17 storeys.
- October 17, 2001 – OMB dismissed an appeal to OZ 98/052 W9. By-Law 0369-2001 came into force and effect.
- May 5, 2003 - The Region of Peel approved the Mississauga Plan Policies for the Central Erin Mills District, designating the subject lands as "Residential High Density II".
- June 20, 2007 – Zoning By-law 0225-2007 came into force except for those sites which were appealed. As no appeals were filed for the subject lands, the provisions of the new By-law apply, and the lands are zoned "RA4-31" (Residential), which permits long-term care, retirement and apartment dwellings with exception regulations.
- September 13, 2007 – Committee of Adjustment approved severance application 'B'-081/07 severing the subject 2.37 ha (5.86 acre) lot from the commercial lands to the west.



LEGEND:

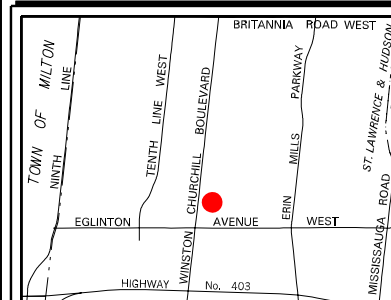


SUBJECT LANDS

DATE OF AERIAL PHOTO: SPRING 2009



SUBJECT: **BOUSFIELDS INC./
DANIELS LR CORPORATION**

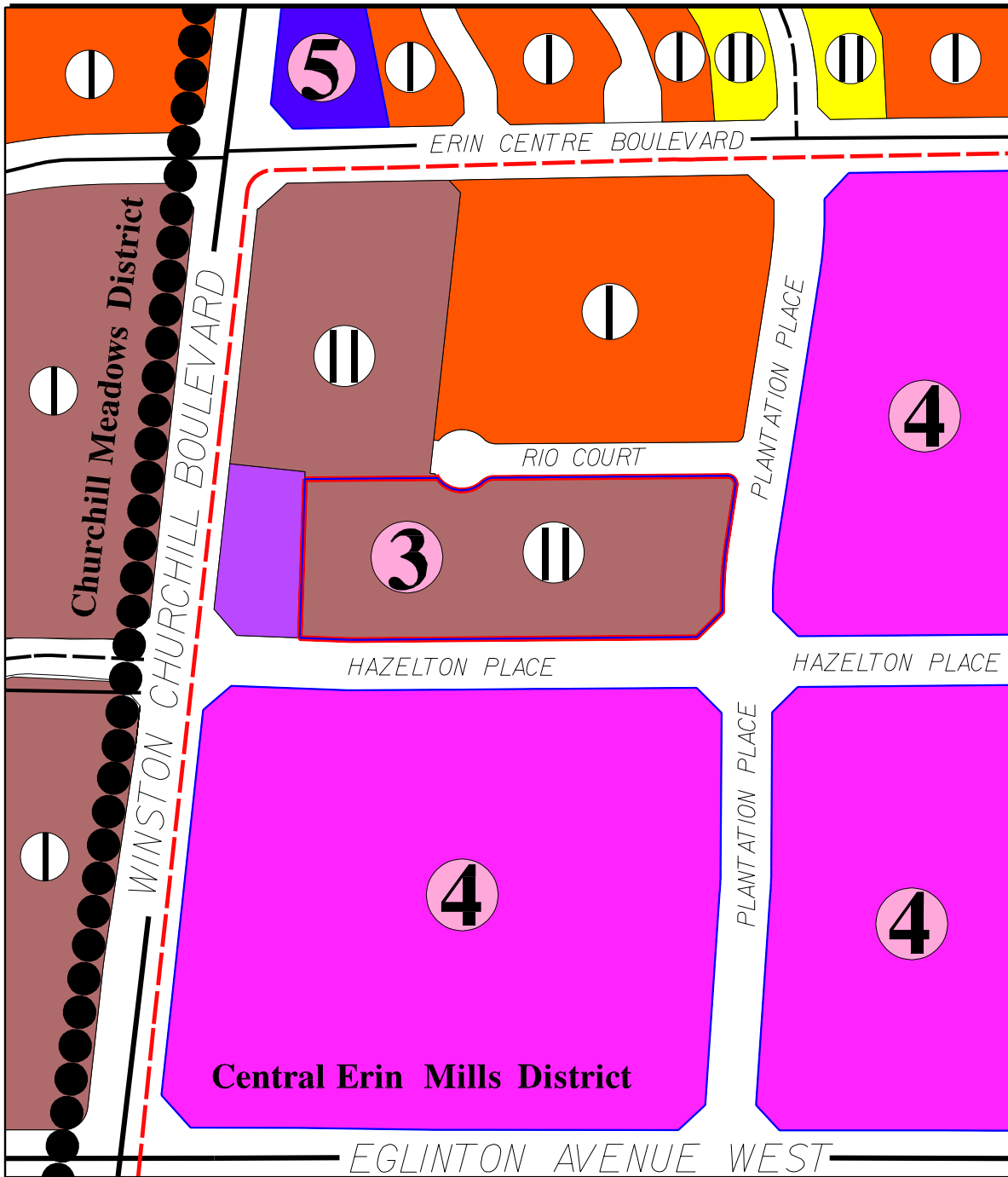


FILE NO:
OZ 09010 W9
DWG. NO:
V8_09010A
SCALE:
1:3000
PDC DATE:
2010 02 01
DRAWN BY:
W. FINLAY

APPENDIX 1-2

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics



PART OF CENTRAL ERIN MILLS DISTRICT LAND USE MAP
CENTRAL ERIN MILLS DISTRICT POLICIES OF MISSISSAUGA PLAN

LAND USE DESIGNATIONS

- Residential – Low Density I
- Residential – Low Density II
- Residential – Medium Density I
- Residential – High Density I
- Residential – High Density II
- General Commercial
- Convenience Commercial
- Motor Vehicle Commercial
- Office
- Public Open Space
- Greenbelt
- Institutional
- Parkway Belt West
- Utility

TRANSPORTATION LEGEND

- Provincial Highway and Interchange
- Arterial
- Major Collector
- Major Collector (Scenic Route)
- Minor Collector
- Local Road
- Existing Commuter Rail
- GO Transit Station
- Bus Rapid Transit Corridor
- Bus Rapid Transit Station
- Major Transit Corridor

LAND USE LEGEND

- Node Boundary
- Hos – Hospital
- Existing Stormwater Management Facility
- Planning District
- Special Site Areas (See Special Site Policies)

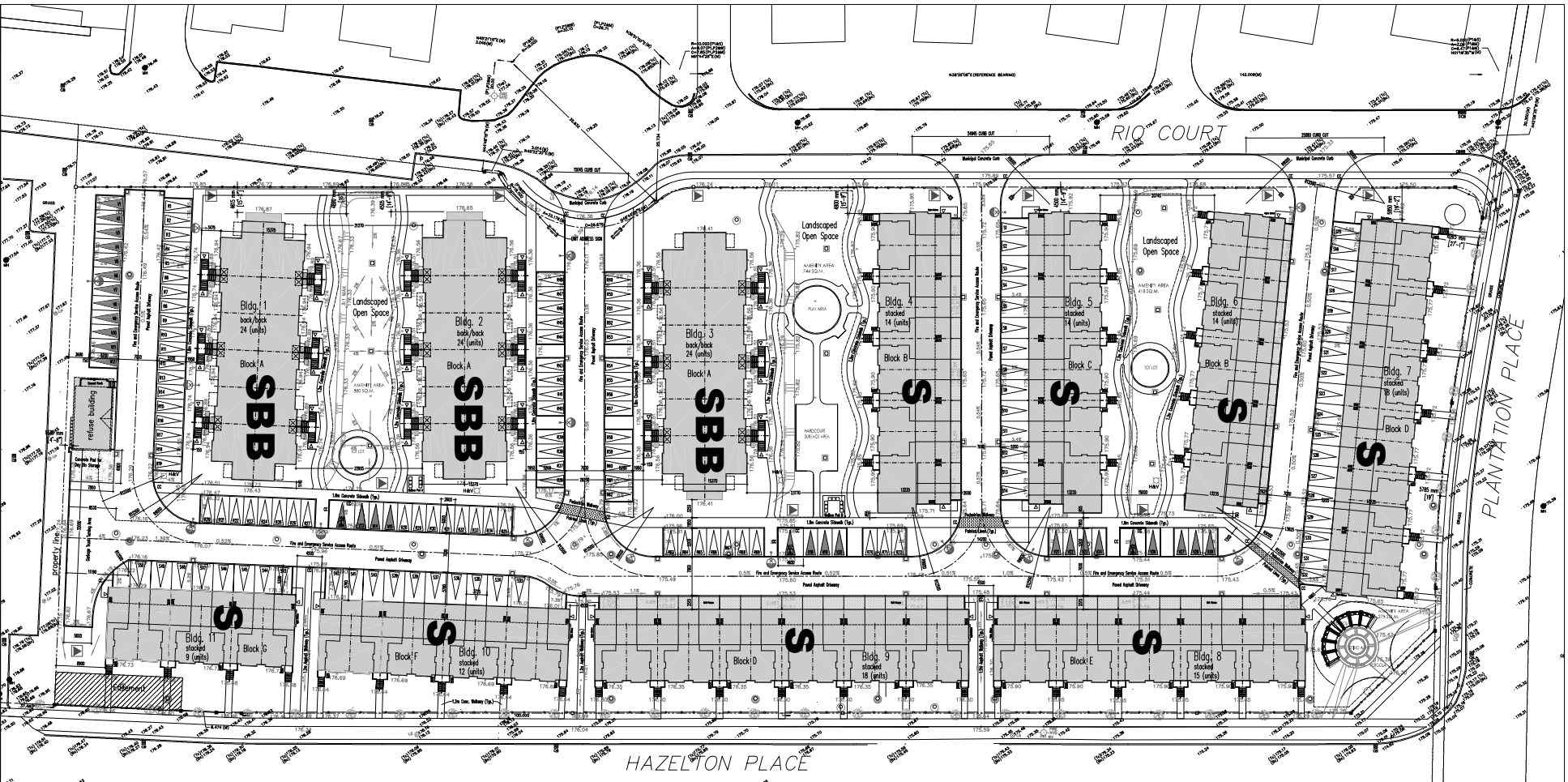
SUBJECT LANDS

SUBJECT: BOUSFIELDS INC./ DANIELS LR CORPORATION

FILE NO: OZ 09010 W9
DWG. NO: 09010LM
SCALE: NTS
PDC DATE: 2010 02 01
DRAWN BY: W. FINLAY

MISSISSAUGA Planning and Building
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APPENDIX I-3



S = STACKED
TOWNHOUSE
UNITS

SBB = STACKED
BACK-TO-BACK
UNITS

ELEVATIONS STACKED TOWNHOUSE UNITS

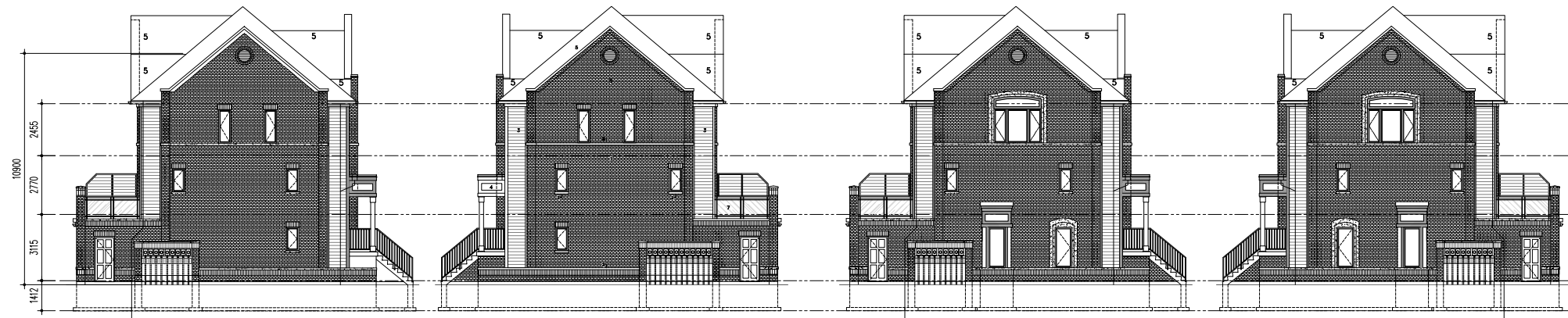


Rear Elevation (Interior-South) - Building #7
Rear Elevation (Interior-West) - Building #9



Front Elevation (Plantation Place) - Building #7
Front Elevation (Hazelton Place) - Building #9

| Materials Legend | |
|------------------|--|
| 1 | Face Brick |
| 2 | Precast Concrete Sill |
| 3 | "Hard-Panel" |
| 4 | Asphalt Shingles |
| 5 | Casement Windows |
| 6 | Metal Handrail with Tinted Glass Inlay |
| 7 | Precast Concrete Stairs |
| 8 | Metal Handrail |
| 9 | Block Glass |



Flankage (Interior-South) - Building #9

Flankage (Interior-North) - Building #9

Flankage (Hazelton Place) - Building #7

Flankage (Rio Court) - Building #7

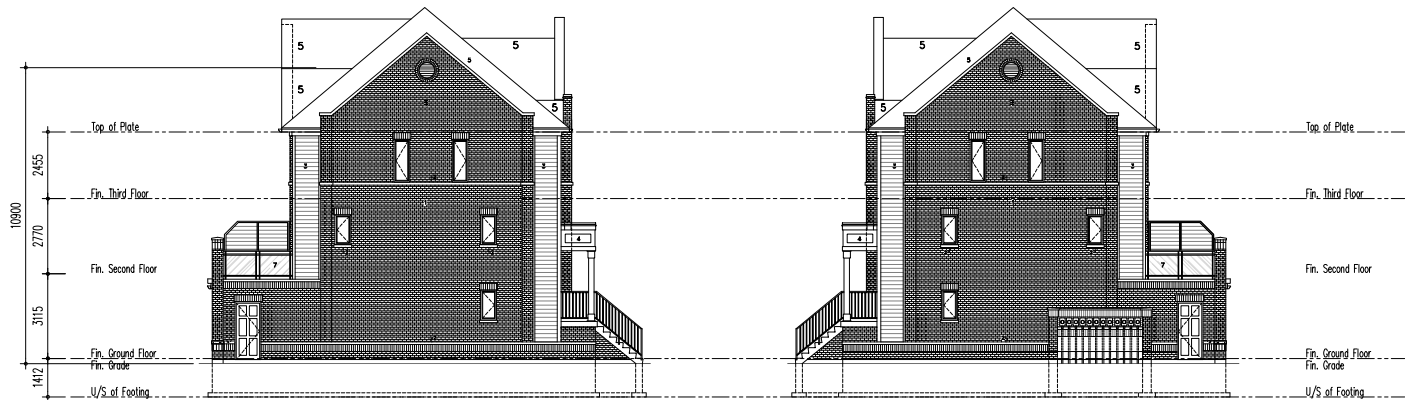
ELEVATIONS
STACKED TOWNHOUSE UNITS



Front Elevation (Hazelton Place) - Building #11



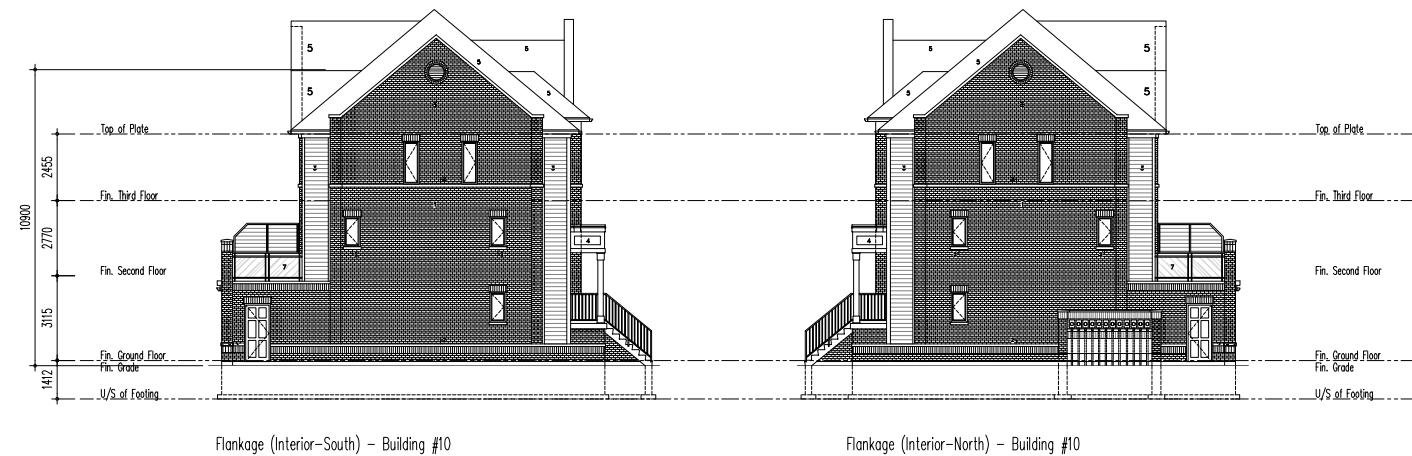
Rear Elevation (Interior-West) - Building #11



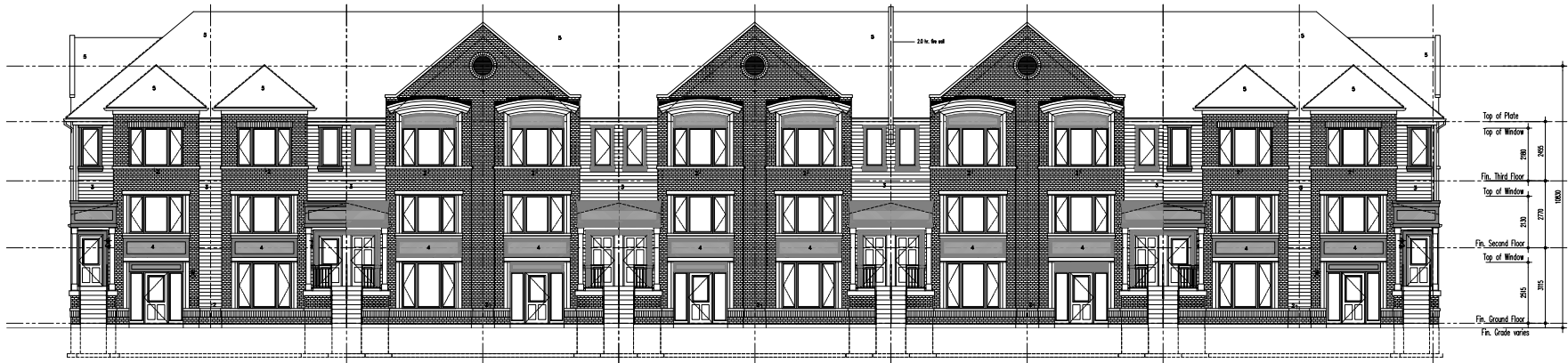
Flankage (Interior-South) - Building #11

Flankage (Interior-North) - Building #11

ELEVATIONS STACKED TOWNHOUSE UNITS



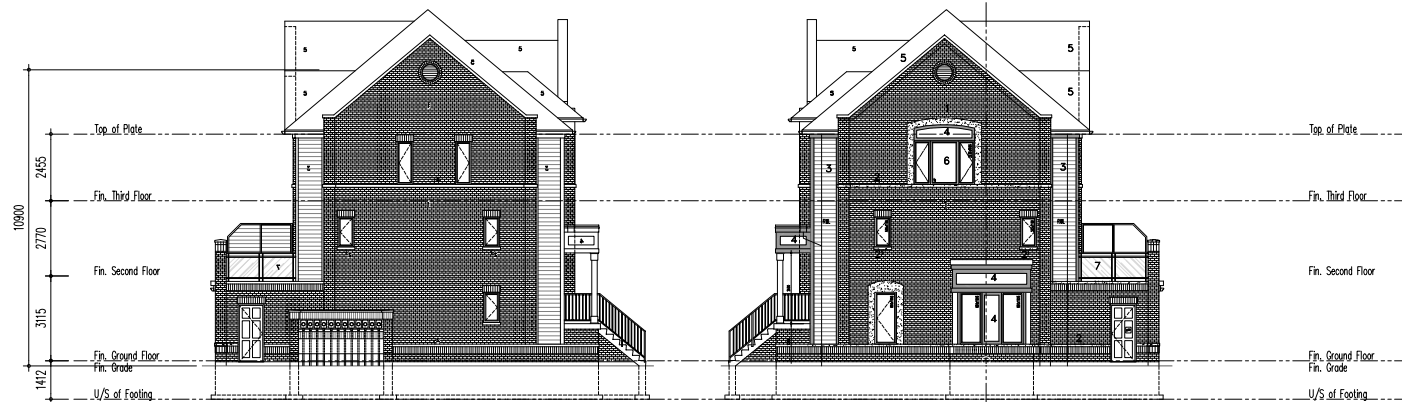
ELEVATIONS STACKED TOWNHOUSE UNITS



Front Elevation (Hazelton Place) - Building #8



Rear Elevation (Interior-West) - Building #8



Flankage (Interior-South) - Building #8

Flankage (Plantation Place) - Building #8

| Materials Legend | |
|------------------|--|
| 1 | Face Brick |
| 2 | Precast Concrete Sill |
| 3 | "Hardi-Panel" siding |
| 4 | "Hardi-Panel" smooth |
| 5 | Asphalt Shingles |
| 6 | Casement Windows |
| 7 | Metal Handrail with Tinted Glass Inlay |

ELEVATIONS STACKED TOWNHOUSE UNITS

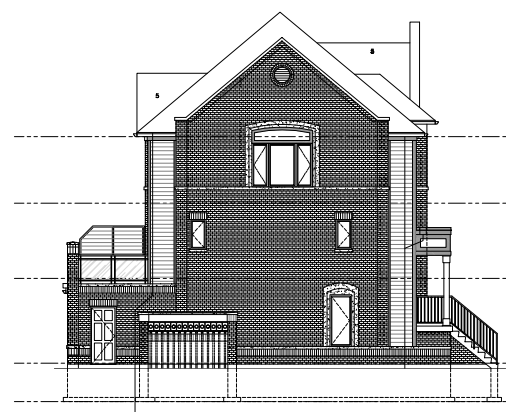


Front Elevation (Interior-South) – Buildings #4 & 6

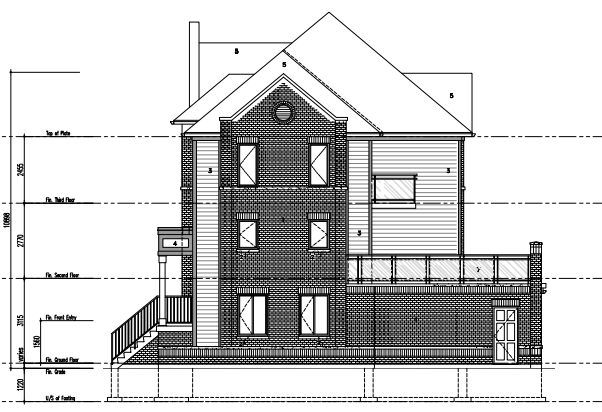


Rear Elevation (Interior-North) – Buildings #4 & 6

- Materials Legend**
- 1 Face Brick
 - 2 Precast Concrete Sill
 - 3 "Hard-Panel" siding
 - 4 "Hard-Panel" smooth
 - 5 Asphalt Shingles
 - 6 Casement Windows
 - 7 Metal Handrail with Tinted Glass Inlay



Flankage (Rio Court) – Buildings #4 & 6



Flankage (Interior-East) – Buildings #4 & 6

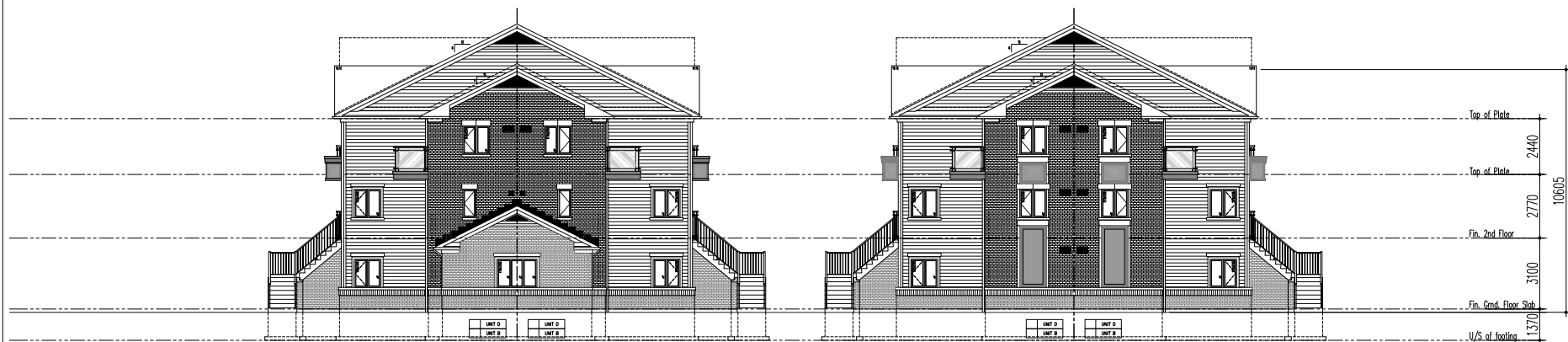
ELEVATIONS STACKED BACK-TO-BACK UNITS



Front Elevation (Interior-South) - Building#1
Front Elevation (Interior-South) - Building#2
Front Elevation (Interior-North) - Building#3



Rear Elevation (Interior-North) - Building#1
Rear Elevation (Interior-North) - Building#2
Rear Elevation (Interior-South) - Building#3



Flankage (Rio Court) - Building#1
Flankage (Rio Court) - Building#2
Flankage (Interior-East) - Building#3

Flankage (Interior-East) - Building#1
Flankage (Interior-East) - Building#2
Flankage (Rio Court) - Building#3

Daniels LR Corporation**File: OZ 09/010 W9****Agency Comments**

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

| Agency / Comment Date | Comment |
|--|---|
| Region of Peel (September 17, 2009) | <p>The Planning Justification Report prepared by Bousfields Inc., dated July 2009 has been reviewed and the appropriate Provincial and Regional policies for urban development and mixed land uses have been identified. An amendment to the Region of Peel Official Plan is not required.</p> <p>An existing 300 mm (11.81 in.) diameter watermain is located on Hazelton Place and a 200 mm diameter watermain is located on Rio Court.</p> <p>An existing 250 mm (9.84 in.) diameter sanitary sewer is located on Hazelton Place.</p> <p>A Condominium Water Servicing Agreement may be required for this development to proceed to Draft Plan of Condominium stage.</p> <p>The subject land is not within the vicinity of a landfill site.</p> <p>The Region of Peel has provided comments with respect to Waste Collection Design Standards and collection specifications.</p> <p>A floor plan of the Refuse Building, including the size and type of front-end garbage and recycling bins is to be provided at the Site Plan stage.</p> <p>If it is not possible to alter the internal road layout to permit curbside collection (in accordance with the requirements set out above) to all the Stacked Units, the Refuse Building could be used to accommodate these units as well. Based on a total of 187 units either 3, 4 cubic yard compacted front-end garbage bins or 8, 4 cubic yard non-compacted front-end</p> |

Daniels LR Corporation

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| Agency / Comment Date | Comment |
|---|--|
| | <p>garbage bins and 3, 4 cubic yard non-compacted front-end recycling bins will be required.</p> <p>If compacted garbage bins are used, a 6 m (19.69 ft.) wide by 6 m (19.69 ft.) long concrete pad will be required adjacent to the Refuse Building. If non-compacted garbage bins are used, a 6 m (19.69 ft.) wide by 21 m (68.87 ft.) long or 9 m (29.58 ft.) wide by 12 m (39.37 ft.) long concrete pad will be required. Additionally, a minimum 18 m (59.05 ft.) straight head-on approach to this collection area will be required. This approach is to be the same width as the collection area.</p> |
| Dufferin-Peel Catholic District School Board (August 18, 2009) | <p>In comments, dated August 18, 2009, the current provision of educational facilities for the catchment area is satisfactory 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.</p> <p>In addition, if approved, the Dufferin-Peel Catholic District School Board also require that the following conditions be fulfilled prior to the 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. <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> |

Daniels LR Corporation

File: OZ 09/010 W9

| Agency / Comment Date | Comment |
|---|--|
| | (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." |
| Peel District School Board (August 12, 2009) | <p>There is no available capacity to accommodate students generated by these applications. Accordingly, the Board has requested that in the event that the applications are approved, the standard school accommodation condition in accordance with City of Mississauga Resolution 152-98, adopted by Council on May 27, 1998 be applied. Among other things, this condition requires that a Bill 51 development application include the following as a condition of approval:</p> <p>The developer shall agree to erect and maintain signs at the entrances to the subdivision which shall advise prospective purchasers that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bussed to schools, according to the Board's Transportation Policy.</p> <p>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> <p>Prior to the passing of an implementing zoning by-law for residential development, the City of Mississauga shall be</p> |

Daniels LR Corporation**File: OZ 09/010 W9**

| Agency / Comment Date | Comment |
|---|---|
| | <p>advised by the Peel District School Board that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the Peel District School Board for the subject development.</p> <p>Prior to final approval, the City of Mississauga shall be advised by the School Board that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Board for this plan.</p> |
| <p>City Community Services Department – Planning, Development and Business Services Division (September 28, 2009)</p> | <p>In comments dated September 28, 2009, this Department notes that Erin Meadows Park (P-447) is located approximately 30 m (98 ft.) from the site. The park contains two mini soccer fields, six basketball hoops, a multi- purpose pad and a football field.</p> <p>Requirements for street tree protection will be addressed prior to the passage of the implementing Zoning By-law, if approved.</p> |
| <p>City Transportation and Works Department</p> | <p>This department has received an Acoustic Feasibility Study prepared by MMM Group dated June 18, 2009. The applicant has been requested to update the report to provide a quantifiable assessment of the operations of the commercial facilities on the south side of Hazelton Place and the cumulative impact of the stationary noise on the closest residential receptors.</p> <p>The site plan prepared by Lakeland Engineering dated July 1, 2009 proposes a new municipal sidewalk on the south side of Rio Court extending within private lands immediately north and west of this site. The applicant is requested to explain the arrangements and/or agreements in place with the property owner to the north and west, whereby this facility will be constructed and maintained in the future. Enersource Mississauga approval will be required for any portions of the sidewalk proposed within the limits of their easement.</p> |

Daniels LR Corporation

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| Agency / Comment Date | Comment |
|--|--|
| | Updated comments will be provided for the Supplementary Meeting pending the receipt and review of the applicant's response to the above items. |
| City Community Services Department – Heritage (December, 2009) | The proponent has provided information that the subject lands have been tested for archaeological resources under an earlier application. There are no concerns. |
| Bell Canada (September 2, 2009) | <p>A detailed review of the Official Plan Amendment and Zoning By-Law Amendment application has been completed and an easement may be required to service the subject property, depending on a review of more detailed applications under the Planning Act.</p> <p>Please be advised that Bell Canada requests are 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.</p> |
| Other City Departments and External Agencies | <p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <p>City Community Services Department – Fire and Emergency Services Division Credit Valley Hospital Greater Toronto Airport Authority Enersource Hydro Mississauga</p> |
| | <p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>Mississauga Transit City's Planning and Building Department, Policy Division City's Planning and Building Department, Development</p> |

Daniels LR Corporation**File: OZ 09/010 W9**

| Agency / Comment Date | Comment |
|-----------------------|--|
| | Services City's Realty Services Hydro One Networks Inc. French District Catholic School Board Conseil Scolaire de District Catholique Centre-Sud Conseil Scolaire de District Centre-Sud-Ouest Rogers Cable Canada Post Corporation Enbridge Gas Distribution Inc. The Trillium Health Centre |

Daniels LR Corporation

File: OZ 09/010 W9

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"> 29 Kindergarten to Grade 5 15 Grade 6 to Grade 8 27 Grade 9 to Grade 12/OAC School Accommodation: <ul style="list-style-type: none"> Middlebury P.S. <ul style="list-style-type: none"> Enrolment: 430 Capacity: 641 Portables: 0 Thomas Street Middle School <ul style="list-style-type: none"> Enrolment: 840 Capacity: 755 Portables: 3 John Fraser S.S. <ul style="list-style-type: none"> Enrolment: 1,244 Capacity: 1,236 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"> 14 Junior Kindergarten to Grade 8 10 Grade 9 to Grade 12/OAC School Accommodation: <ul style="list-style-type: none"> Divine Mercy <ul style="list-style-type: none"> Enrolment: 620 Capacity: 733 Portables: 0 St. Aloysius Gonzaga <ul style="list-style-type: none"> Enrolment: 1,885 Capacity: 1,656 Portables: 0 |

Zoning Provisions

| | RA4-31 | RM9-Exception | RM9 Zone |
|--|--|---|--|
| | EXISTING | PROPOSED | |
| Permitted Uses | Apartment Dwelling, Long-Term care Dwelling, Retirement Dwelling | Townhouse Dwellings, Horizontal Multiple Dwelling | Horizontal Multiple Dwelling with more than 6 dwelling units |
| Max. Number Dwelling Units | 744 | 186 | n/a |
| Min. Lot Frontage | 30.0 m (98.4 ft.) | 30.0 m (98.4 ft.) | 30.0 m (98.4 ft.) |
| Min. FSI | 1.0 for apartment dwelling, | 0.4 | 0.4 |
| Max. FSI | 2.5 for apartment dwelling | 0.9 | 0.9 |
| Max. Dwelling Height | 17 storeys | 16.5 m (54.1 ft.)_ | Flat roof 13 m (42.6 ft.) Sloped roof 15 m (49.2 ft.) |
| Min. Front Yard | 7.5 m (24.6 ft.) | Front 4.5 m (14.8 ft.) Exterior Side 4.5 m (14.8 ft.) | 7.5 m (24.6 ft.) |
| Min. Rear Yard | 7.5 m (24.6 ft.) | 4.5 m (14.8 ft.), excluding accessory building | 4.5 m (14.8 ft.) |
| Min. Exterior Side Yard | n/a | 4.5 m (14.8 ft.) | 6.0 m (19.7 ft.) |
| Porch, inclusive of stairs | n/a | 1.5 m (4.9 ft.), located at or below the first storey of a horizontal dwelling | 1.8 m (5.9 ft.) |
| Attached garage | n/a | Permitted, a balcony is permitted on top of an attached garage | Permitted |
| Min. parking spaces | Resident Parking 1.1 spaces per dwelling unit | Resident Parking 1.0 space per one-bedroom dwelling unit 1.3 spaces per two-bedroom dwelling unit 1.4 spaces per three-bedroom dwelling unit | Resident Parking 1.1 space per one-bedroom dwelling unit 1.5 spaces per two-bedroom dwelling unit 1.75 spaces per three-bedroom dwelling unit |
| Min. visitor parking spaces | Visitor Parking 0.2 spaces per dwelling unit | Visitor Parking 0.15 spaces per dwelling unit | Visitor Parking 0.25 spaces per dwelling unit |
| Min. setback between a parking space and a street (municipal) | 4.5 m (14.8 ft.) | 4.5 m (14.8 ft.) | 4.5 m (14.8 ft.) |
| Min. width of an internal road/aisle | n/a | 7.0 m (23 ft.) | 7.0 m (23 ft.) |
| Min. landscaped area | 40% | 40% | 40% |

APPENDIX I-10

