



Corporate Report

Clerk's Files

Originator's
Files OZ 06/027 W11

PDC JUN 14 2010

DATE: May 25, 2010

TO: Chair and Members of Planning and Development Committee
Meeting Date: June 14, 2010

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Official Plan Amendment and Rezoning Applications
To permit an apartment building ranging in height from
3 to 7 storeys with ground floor commercial uses
142, 148 and part of 120-158 Queen Street South
West side of Queen Street South, north of Tannery Street
Owner: DeZen Realty Company Limited and
678604 Ontario Inc.
Applicant: Lethbridge and Lawson Inc.
Bill 20

Public Meeting

Ward 11

RECOMMENDATION: That the Report dated May 25, 2010, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "General Retail Commercial" and "Mainstreet Retail Commercial" to Mainstreet Retail Commercial-Special Site Policy" and to change the zoning from "C3" (General Commercial) and "C4" (Mainstreet Commercial) to "C4-Exception" (Mainstreet Commercial), to permit an apartment building ranging in height from three to seven storeys, with ground floor commercial uses, under file OZ 06/027 W11, DeZen Realty Company Limited and 678604 Ontario Inc., 142, 148 and part of 120-158 Queen Street South, be received for information.

BACKGROUND:

The above-noted applications have been circulated for technical comments and two community meetings were held.

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

COMMENTS:

The applications are intended to support the redevelopment of a portion of the Centre Plaza located in the village core of Streetsville and represent the first phase of many that will eventually replace the existing plaza with a mixed use development. The subject lands surround, but do not include, the existing small strip plaza located at 136 Queen Street South and include a heritage listed house which will be demolished and replaced by the proposed building. The proposal includes a 3 storey apartment building with ground floor commercial uses along Queen Street South frontage, stepping up to a 7 storey building on the westerly portion of the site which also includes ground floor commercial uses. Parking for the development will be all underground for the apartment and surface parking for the commercial uses. The existing plaza will continue to operate as usual.

Details of the proposal are as follows:

Development Proposal	
Applications submitted	December 15, 2006 (Revised June 1, 2009)
Height:	Ranging from 3 storeys to 7 storeys
Lot Coverage:	32%
Floor Space Index (Phase 1):	1.55
Landscaped Area:	38%
Number of Apartment Dwellings:	108
Net Residential Density (Phase 1):	140 units/ha (56.7 units/acre)

Development Proposal	
Gross Floor Area:	Commercial – 1 870.5 m ² (20,135 sq. ft.) Residential – 1- 717.2 m ² (115,362.8 sq. ft.)
Parking Required	Commercial - 71 Resident - 144 Visitor - 22
Parking Proposed	Commercial - 62 Resident - 144 Visitor - 22
Anticipated Population:	264* *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.
Supporting Documents:	Planning Justification Parking Utilization Study Traffic Impact Study Tree Inventory and Preservation Plan Phase 2 - Geo-technical Site Assessment Feasibility Environmental Noise Report Shadow Study Heritage Impact Assessment Parking Plan

Site Characteristics	
Frontage:	84 m (276 ft.)
Depth:	80 m (262.5 ft.)
Net Lot Area:	0.78 ha (1.9 ac.)
Existing Use:	142 Queen Street South - Hair Salon (converted dwelling) 148 Queen Street South - Vacant Part of 120-158 Queen Street South – Parking Area

Green Development Initiatives

The applicant has proposed a green roof and an outdoor patio above the three storey portion of the building. Other measures

such as lighting and water conservation will be detailed during the site plan approval process.

Additional information is provided in Appendices I-1 to I-11.

Neighbourhood Context

The Grosvenor House is situated on 142 Queen Street South and forms part of the subject lands. This dwelling is listed but not designated in the City's Heritage Inventory and is currently used as a hair salon. The entire subject lands form part of an existing commercial plaza which is characterized by a large parking area visible and accessible from Queen Street South. The topography of the site is flat and there are no noticeable natural or man made features. Information regarding the history of the site is identified in Appendix I-1.

The surrounding land uses are described as follows:

North: Commercial plaza, Tim Horton's and Streetsville Library
East: Post office, retail and mixed commercial/residential;
South: Retail and service commercial uses and pub; and
West: Parking associated with the existing plaza owned by the applicant.

Current Mississauga Plan Designation and Policies for Streetsville District Policies (November 2, 2006)

"Mainstreet Retail Commercial" which permits pedestrian oriented street related commercial areas, subject to new buildings being limited to three storeys in height.

"General Retail Commercial" which permits development through infilling to consolidate the potential of these areas and restricts linear extension into stable, non-commercial areas.

The subject lands are also located within the Streetsville Node which promotes a focus of activity with good accessibility, visibility and public transit service.

The applications do not conform to the 3 storeys maximum building height requirement for the "Mainstreet Retail Commercial" designation that applies to the Streetsville District Policies. An official plan amendment is required.

The following land use and urban design policies will apply in the review of the applications:

- (i) land use compatibility and integration;
- (ii) enhance the Streetsville Village character;
- (iii) high standard in urban design;
- (iv) compact built form;
- (v) closely space storefronts lining the street;
- (vi) promote pedestrian activity and amenities;
- (vii) integrate parking opportunities; and
- (viii) enhanced landscaping.

In addition, the proposal will have to satisfy the criteria for site specific official plan amendments, as outlined in Section 5.3.2 in the Official Plan.

Proposed Official Plan Designation and Policies

"Mainstreet Retail Commercial - Special Site Policy" to permit an apartment building ranging in height from three to seven storeys with ground floor commercial uses.

Existing Zoning

"C3" (General Commercial) which permits retail and service commercial uses, offices and motor vehicle sales and rental uses excluding service stations and motor vehicle repair and wash facilities.

"C4" (Mainstreet Commercial) which permits retail and service commercial uses and offices but does not permit motor vehicle sales, rental or service uses.

Proposed Zoning By-law Amendment

"C4-Exception" (Mainstreet Commercial) to permit an apartment building ranging in height from three to seven storeys with ground floor commercial uses. The applicant is proposing to limit the gross floor area of restaurants to 290 m² (3,122 sq. ft.) or a maximum of 10 percent of the total non-residential gross floor area. Funeral establishments and places of religious assembly are uses which are not required by the development and will be removed from the list of permitted uses.

The requested zoning standards that are different than those required in the "C4" (Mainstreet Commercial) zone category related to minimum setback, maximum height, parking and minimum landscaped buffer have been identified in Appendix I-9. The proposal will conform with all other standards contained in the City's Zoning By-law.

COMMUNITY ISSUES

Two community meetings were held by Ward 11 Councillor, George Carlson. The first meeting was on January 19, 2010, when the proposed development was presented to the Streetsville Business Improvement Association Board. The feedback from the Board members was positive and they inquired on the timing of construction.

The second meeting was held on March 10, 2010, for the community at large and approximately 25 residents and business owners attended. The following is a summary of the issues raised by the community:

Comment

- Will residential parking be underground?
- Will the proposal increase pedestrian activity at the front of the building and within the Queen Street South boulevard?

- Will the current schools in the community be able to accommodate the students that are generated from this development?
- There is too much vehicular traffic on Queen Street South;
- Can the owner make any improvement to the aging nature of the plaza and the overall condition of the property?
- The owner was requested to commit to the construction of a high quality building.

In general, there was support for the proposed development except for west building elevation which will be discussed further with the applicant.

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 also have to be addressed:

- submission of a revised site concept plan and elevation drawings;
- review of the parking, loading and service areas;
- review of the landscaped areas and landscaped buffers;
- identification of sustainable green technology including sustainable storm water management;
- resolution to the extent and location of public roads;
- identification of any easements and underground utilities and their impact on landscape treatment;
- clarification of the waste storage and collection areas;
- submission of a revised noise report;
- submission of additional traffic information;
- identification of any upgrades to the existing plaza;
- submission of a functional servicing report;
- identification of any servicing impact on adjoining uses;
- submission of a plan to demonstrate how staging of construction will impact the public roads and private easements;

If the applications are recommended for approval, the discussions regarding the future dedication of a public road located outside the subject lands will have to be finalized, and any related agreement to secure for such a road prepared to the satisfaction of the City. The Supplementary Report will not be prepared until all requirements are addressed.

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain other engineering matters with respect to easements and storm water management, which will require the applicant to enter into appropriate agreements with the City, the details of which will be dealt with prior to the enactment of the implementing zoning by-law, if the applications are approved.

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 the applications.

ATTACHMENTS:

- Appendix I-1 - Site History
- Appendix I-2 - Aerial Photograph
- Appendix I-3 - Excerpt of Streetsville 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 Standards

Appendix I-10 - Master Plan for Futures Phases
Appendix I-11 - General Context Map

Edward R. Sajecki
Commissioner of Planning and Building
Prepared By: Haig Yeghouchian, Development Planner

Site History

- August 31, 1994 - Site Plan Application for 142 Queen Street South under File SP 89/96 W6 was cancelled on August 31, 1994.
- May 23, 1996 - A demolition permit was issued for 148 Queen Street South to remove the service station.
- November 2, 2006 - The Region of Peel approved Mississauga Plan Policies for the Streetsville District which came into full force and effect except for matters under appeal to the Ontario Municipal Board. The appeals were unrelated to the subject lands, therefore, the new policies in Mississauga Plan apply.
- 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 "C3" (General Commercial) and "C4" (Mainstreet Commercial).

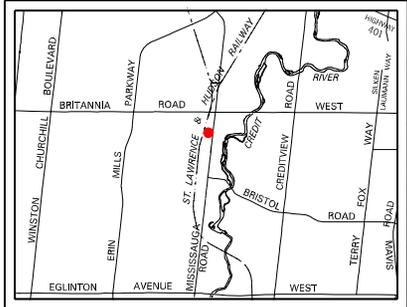


LEGEND:

 **SUBJECT LANDS**



**SUBJECT: DEZEN REALTY CO. LTD.
& 678604 ONTARIO LTD.**



FILE NO: OZ 06027 W11	APPENDIX 1-2
DWG. NO: 06027A	
SCALE: 1:2500	
PDC DATE: 2010 06 14	
DRAWN BY: B. KRUGER	

MISSISSAUGA
Planning and Building

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T&W, Geomatics

**PART OF STREETSVILLE DISTRICT LAND USE MAP
STREETSVILLE DISTRICT POLICIES OF MISSISSAUGA PLAN**

LAND USE DESIGNATIONS

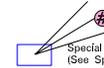
-  Residential – Low Density I
-  Residential – Low Density II
-  Residential – Med. Density I
-  Residential – Med. Density II
-  Residential – High Density I
-  Mainstreet Retail Commercial
-  General Retail Commercial
-  Convenience Retail Commercial
-  Motor Vehicle Commercial
-  Business Employment
-  Public Open Space
-  Private Open Space
-  Greenbelt
-  Utility

TRANSPORTATION LEGEND

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

LAND USE LEGEND

-  LBPIA Operating Area Boundary – See Aircraft Noise Policies
-  Node Boundary
-  Cem – Cemetery
-  1996 NEP /2000 NEF Composite Noise Contours
-  Planning District



Special Site Areas
(See Special Site Policies)

Note:

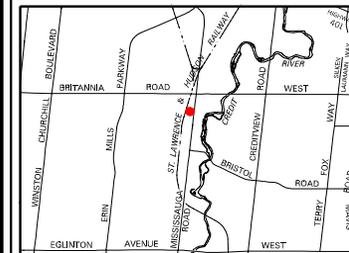
The 1996 Noise Exposure Projection (NEP)/2000 Noise Exposure Forecast (NEF) Composite Noise Contours are shown for information purposes only and are not part of the District Land Use Map. These contours will change from time to time as new information becomes available.
For accurate reference the composite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



SUBJECT LANDS



**SUBJECT: DEZEN REALTY CO. LTD.
& 678604 ONTARIO LTD.**



FILE NO:

OZ 06027 W11

DWG. NO:

06027L

SCALE:

1:2500

PDC DATE:

2010 06 14

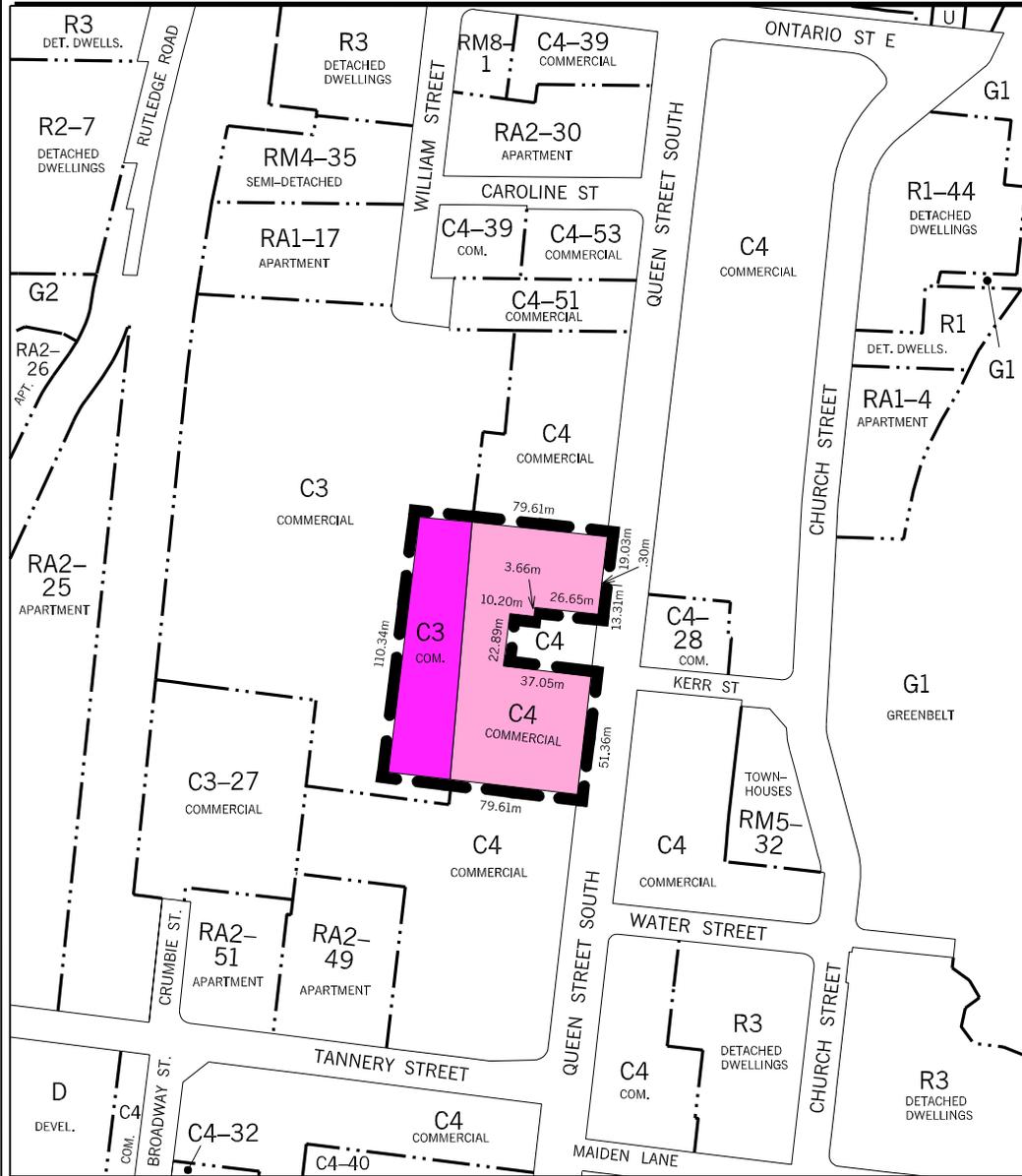
DRAWN BY:

B. KRUGER

APPENDIX I-3

MISSISSAUGA
Planning and Building

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LEGEND:

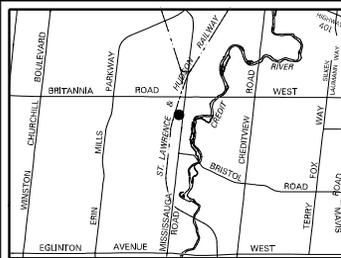
 PROPOSED OFFICIAL PLAN AMENDMENT FROM "MAINSTREET RETAIL COMMERCIAL" TO "MAINSTREET RETAIL COMMERCIAL - SPECIAL SITE POLICY" AND PROPOSED REZONING FROM "C4" (MAINSTREET COMMERCIAL) TO "C4-EXCEPTION" TO PERMIT AN APARTMENT BUILDING WITH GROUND FLOOR COMMERCIAL USES.

 PROPOSED OFFICIAL PLAN AMENDMENT FROM "GENERAL RETAIL COMMERCIAL" TO "MAINSTREET RETAIL COMMERCIAL - SPECIAL SITE POLICY" AND PROPOSED REZONING FROM "C3" (GENERAL COMMERCIAL) TO "C4 - EXCEPTION" TO PERMIT AN APARTMENT BUILDING WITH GROUND FLOOR COMMERCIAL USES.

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



SUBJECT: DEZEN REALTY CO. LTD. & 678604 ONTARIO LTD.



FILE NO: OZ 06027 W11	APPENDIX 14
DWG. NO.: 06027R	
SCALE: 1:2500	PDC DATE: 2010 05 11
DRAWN BY: B. KRUGER	



7 Storey Block

37.90

Sight Line from Queen St.

3 Storey Block

32.95

Mechanical Penthouse 22.1m height

22.90

20.00

19.0m Seventh Floor

16.0m Sixth Floor

13.0m Fifth Floor

10.0m Fourth Floor

7.0m Third Floor

4.0m Second Floor

11.85

Retail Shop

Retail Shop

Retail Shop

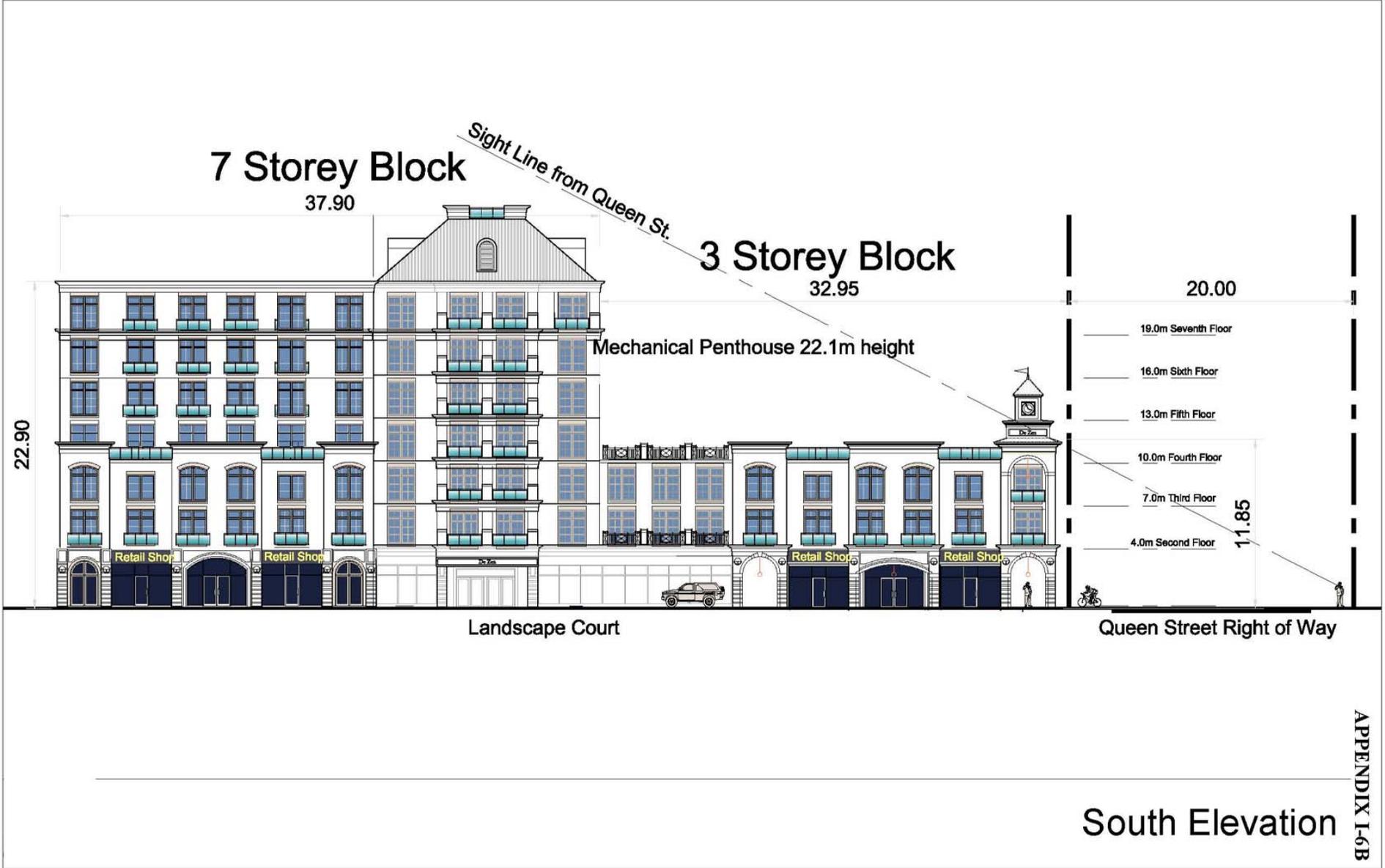
Retail Shop

Landscape Court

Queen Street Right of Way

South Elevation

APPENDIX I-6B





West Elevation



North Elevation

DeZen Realty Company Limited and 678604 Ontario Inc.

File: OZ 06/027 W11

Agency Comments

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

Agency / Comment Date	Comment
Greater Toronto Airport Authority (September 4, 2009 February 9, 2010)	<p>The subject property lies below the 25-28 NEF/NEP of the composite contour map for Toronto Pearson International Airport and outside of the Pearson Airport Operating Area.</p> <p>The proposed mixed commercial and residential development with building heights ranging from three to seven storeys would be within the height limits associated with the Regulations.</p>
Enersource Hydro Mississauga (November 11, 2009 February 2, 2010)	<p>The proposed building appears to be in conflict with the existing overhead pole line and electrical services to 136 and 158 Queen Street South. If these applications are approved, the cost of relocating these services shall be the responsibility of the applicant.</p> <p>The applicant is advised to meet with Enersource Hydro Mississauga well in advance in order to resolve the above noted matter.</p>
Region of Peel (September 29, 2009) April 26, 2010)	<p>Municipal sanitary sewer facilities consisting of 250 mm (9.8 in.) diameter sanitary sewers are located on Queen Street South and Tannery Street and a 200 mm (7.8 in.) diameter sanitary sewer is located on the closed road allowance of Crumbie Street.</p> <p>Municipal water facilities consist of a 300 mm (11.8 in.) diameter watermain on Queen Street South, a 200 mm (7.8 in.) diameter watermain on Tannery Street and a 150 mm (5.9 in.) diameter watermain on the closed road allowance of Crumbie Street.</p> <p>The subject lands are located within the vicinity of the Streesville Landfill Site which was used for the disposal of waste and was closed in 1957. There has been no evidence to indicate the presence of methane gas leachate.</p> <p>Waste recycling is mandatory within all residential buildings</p>

DeZen Realty Company Limited and 678604 Ontario Inc.

File: OZ 06/027 W11

Agency / Comment Date	Comment
	<p>including the requirement of front-end garbage bins and recycling bins and indoor waste storage rooms and collection areas. The developer will be required to ensure that the recycling collection program is as convenient as possible and satisfy the requirements of the Region. These services may be revoked by failing to comply.</p> <p>The subject lands are located in the Streetsville Business Improvement Area and will receive twice weekly garbage collection and weekly collection of recyclable materials.</p> <p>Prior to finalizing the Supplementary Report, the submission of a Functional Servicing Report will be required in order to determine the adequacy of the existing water and sanitary sewer services for the proposed development.</p>
<p>Dufferin-Peel Catholic District School Board (August 31, 2009 February 9, 2010) and The Peel District School Board (August 28, 2009 February 5, 2010)</p>	<p>The Peel District School Board and the Dufferin-Peel Catholic District School Board have advised 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 applications.</p> <p>In addition, both Boards have required sign posting on the property to advise prospective purchasers that students may be bussed and accommodated in others schools on a temporary basis and that warning clauses in all offers of purchase and sale of the residential units indicating that students may be bussed and accommodated in other schools temporary.</p>
<p>City Community Services Department – Planning, Development and Business Services Division (December 1, 2009 February 16, 2010)</p>	<p>This Department has advised that the proposed first phase of development is served by Streetsville Rotary Park (P-375), located at 110 Queen Street South, immediately north of the Streetsville Public Library. The 0.08 ha (0.20 ac.) park is approximately 150 m (500 ft.) from the subject lands and contains a play site, parking, a walkway and the aforementioned library. Prior to the issuance of building permits for the first phase of development, cash-in-lieu for park or other public recreational purposes is required pursuant</p>

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File: OZ 06/027 W11

Agency / Comment Date	Comment
	<p>to Section 42 of the Planning Act (R.S.O.1990, c.P. 13, as amended) and in accordance with the City's Policies and By-laws.</p> <p>Should subsequent phases of development be proposed, as outlined on the applicant's master site plan, an addition to the Streetsville Rotary Park may be required to meet public recreational and urban design objectives for the area. Therefore, it is recommended that should the applications be approved, the entire property (ie. all phases) be identified as a Special Site in the Streetsville District Policies of Mississauga Plan so as to identify that a parkland addition may be required in conjunction with the redevelopment of the remainder of the property.</p>
<p>City Community Services Department – Planning and Heritage Section (September 14, 2009 April 26, 2010)</p>	<p>The subject lands are listed on the City's Heritage Register as the noted Streetsville Village Core cultural landscape. The applicant has noted the heritage listing and has provided both urban design principles and a heritage impact statement to address the heritage related context of this property.</p> <p>The proposed height of 3 storeys fronting onto Queen Street South is an improved streetscape in keeping with the heritage character of the area and Streetsville core. However a block of 3 storeys will create a large mass that is not in keeping with the variety seen on Queen St. South. A mix of 2 and 3 storey facades would be preferred. Also, further discussion and clarification is required related to the elevation facing Queen Street South.</p> <p>Based on the applicant's Master Plan, a continuous solid built form would be created along Queen Street South which is not in keeping with the traditional Streetsville core of small individual properties with numerous breaks along the street edge.</p>
<p>City Transportation and Works Department (October 15, 2009 February 19, 2010)</p>	<p>The applicant has provided a supporting Traffic Impact Study which is currently being reviewed by staff. It was noted that additional traffic data has been requested in order for staff to complete their review. Comments on this study will be finalized prior to the preparation of a Supplementary Report.</p> <p>Notwithstanding the above, this Department indicated a</p>

DeZen Realty Company Limited and 678604 Ontario Inc.

File: OZ 06/027 W11

Agency / Comment Date	Comment
	<p>preference to have the existing southerly access to Queen Street South maintained through all future phases of development on the subject lands. In addition, this Department recommended that all proposed roads be under the jurisdiction of the municipality. The mechanism by which these future road dedications occur must be finalized to the satisfaction of the City prior to this Department providing clearance for the Supplementary Public Meeting. It should be noted that the applicant's consultant has provided a draft "Public Highway Dedication Agreement" which is currently under review.</p> <p>The following information is also required:</p> <ol style="list-style-type: none"> 1. A revised overall Master Plan which illustrates the required staging of the construction and gratuitous dedication of municipal roads in relation to the various stages of development construction. 2. A revised overall Servicing Plan in support of the revised Master Plan and the design of the ultimate services that are to be located within the future municipal right-of-way and constructed to municipal standards. 3. Details as to how access over private internal aisles will be secured to the underground parking area for the future tenants of the proposed residential buildings including any easement requirements. 4. Reliance letters in support of the submitted environmental reports/studies Phase I and Phase II Environmental Site Assessments. 5. An updated Acoustical Report for review and approval. <p>Comments on the above items will be finalized prior to the preparation of the Supplementary Report.</p>
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:

DeZen Realty Company Limited and 678604 Ontario Inc.

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Agency / Comment Date	Comment
	City Manager's Office - Economic Development City Corporate Services Department - Realty Services City Community Services Department - Fire and Emergency Services Division Canada Post Corporation Credit Valley Hospital Enbridge Gas Distribution Inc. Canadian Pacific Railway Orangeville Railway Development Corporation Conseil Scolaire de District Catholique Centre-Sud Bell Canada
	The following City Departments and external agencies were circulated the applications but provided no comments: GO Transit Rogers Cable Conseil Scolaire de District Catholique Centre-Sud-Ouest

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"> 9 Kindergarten to Grade 5 5 Grade 6 to Grade 8 10 Grade 9 to Grade 12/OAC • School Accommodation: <ul style="list-style-type: none"> Ray Underhill Public School <ul style="list-style-type: none"> Enrolment: 256 Capacity: 346 Portables: 0 Dolphin Senior <ul style="list-style-type: none"> Enrolment: 619 Capacity: 597 Portables: 1 Streetsville Secondary School <ul style="list-style-type: none"> Enrolment: 1,030 Capacity: 1,008 Portables: 6 	<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. Joseph Elementary <ul style="list-style-type: none"> Enrolment: 366 Capacity: 475 Portables: 0 St. Aloysius Gonzaga Secondary School <ul style="list-style-type: none"> Enrolment: 1885 Capacity: 1656 Portables: 0

DeZen Realty Company Limited and 678604 Ontario Inc.

File: OZ 06/027 W11

	Required "C4" (Mainstreet Commercial) Zone Standards	Proposed "C4-Exception" (Mainstreet Commercial) Zone Standards
Maximum number of Apartment Dwelling Units	No provision	108
Maximum gross floor area - residential	No provision	10 750 m ² (11, 5716 sq. ft.)
Maximum gross floor area - non-residential	No provision	1 900 m ² (20,452 sq. ft.)
Maximum Building Height	3 storeys	3 storeys or 12 m (39.3 ft.), 30 m (98.4 ft.) or less from the Queen Street South right-of-way plus, an additional 4 m (13.1 ft.) for architectural tower detail and roof top railing; 7 storeys or 28.5 m (93.5 ft.), more than 30 m (98.4 ft.) from the Queen Street South right-of-way plus, 5.5 m (18 ft.) for mechanical penthouse
Parking: Commercial	4.0 spaces/100 m ²	3.5 spaces/100 m ²
Minimum setback for below grade parking	No provision	0.0 m (0.0 ft.)
Loading	1 each for residential and commercial	1 combined space
Minimum Front Yard	0.0 m (0.0 ft.)	4.5 m (14.7 ft.)
Minimum Interior Side Yard abutting a C3 Zone	1.5 m (4.9 ft.)	0.0 m (0.0 ft.)
Minimum Rear Yard	1.5 m (4.9 ft.)	3.0 m (9.8 ft.)

DeZen Realty Company Limited and 678604 Ontario Inc.**File: OZ 06/027 W11**

Minimum Landscaped Buffer between a street line and parking area	3.0 m (9.8 ft.)	4.5 m (14.7 ft.)
Minimum setback of parking and loading areas from a street line	No provision	4.5 m (14.7 ft.)
Commercial Front Entrance	No provision	Main front entrance for first storey commercial uses shall be located in the street wall or the wall facing private road



