



Corporate Report

PDC SEP 04 2012

Clerk's Files

Originator's
Files OZ 11/012 W3

DATE: August 14, 2012

TO: Chair and Members of Planning and Development Committee
Meeting Date: September 4, 2012

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Rezoning Application
To permit ten (10) street townhouse dwellings and
maintain the existing apartment building
1440 Bloor Street
Southeast corner of Bloor Street and Dixie Road
Owner: Tapes Investments
Applicant: Peter Favot Architect Ltd.
Bill 51

Public Meeting **Ward 3**

RECOMMENDATION: That the Report dated August 14, 2012, from the Commissioner of Planning and Building regarding the application to change the Zoning from "RA2-40" (Apartment Dwellings) to "RM5-Exception" (Street Townhouse Dwellings) and "RA2-Exception" (Apartment Dwellings), to permit ten (10) street townhouse dwellings fronting onto Tyneburn Crescent and maintain the existing apartment building under file OZ 11/012 W3, Tapes Investments, 1440 Bloor Street, southeast corner of Bloor Street and Dixie Road, be received for information.

**REPORT
HIGHLIGHTS:**

- A rezoning application has been made to permit ten (10) street townhouse dwellings fronting onto Tyneburn Crescent in addition to maintaining an existing eight (8) storey apartment building on-site;
- Community concerns relate to increased traffic, safety concerns, loss of landscaped space, creating precedent for other

- apartment sites, and potential contamination;
- Prior to the Supplementary Report, matters to be addressed include the appropriateness of the proposed zoning by-law amendment, provision of additional details on grading, parking, servicing, and the Phase 1 Environmental Site Assessment, and review for conformance with the recommendations of the Dixie/Bloor Corridor Review.

BACKGROUND:

The above-noted application has been circulated for technical comments and a community meeting has been held.

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

The applicant intends to sever the proposed street townhouse lands from the existing apartment lands (to be retained) through the Committee of Adjustment, thus creating two (2) separate parcels, and then create the ten (10) separate freehold townhouse lots.

Ward 3 Councillor, Chris Fonseca has requested that a review be undertaken of the Dixie/Bloor Corridor. The Planning and Building Department is initiating this review to consider land use, built form, and social infrastructure, as well as physical improvements along Bloor Street from the west side of Dixie Road to the City of Toronto boundary to the east. (See page 7 for additional detail).

COMMENTS:

Details of the proposal are as follows:

Development Proposal	
Application submitted:	August 30, 2011 (Received) September 27, 2011 (Deemed Complete)
Gross Floor Area:	Proposed street townhouses: 220 m ² (2,368 sq. ft.) per unit x 10 units (1.15 times the individual lot areas) Existing apartment building: 8 668.6 m ² (93,308 sq. ft.)

Development Proposal	
	Total Gross Floor Area: 10 868.5 m ² (116,988 sq. ft.)
Height:	Proposed street townhouses – 3 storeys Existing apartment building – 8 storeys
Floor Space Index:	Entire Site (existing): 0.72 Retained apartment lands: 0.94 Existing apartment building plus proposed street townhouses: 0.96
Landscaped Area:	Proposed street townhouse lots: 46% per unit Retained apartment lands: 45.4%
Net Density:	Proposed severed street townhouse lands: 48.5 units/ha (19.6 units/ac.) Retained apartment lands: 100 units/ha (40 units/ac.) Total site area: 91 units/ha (37 units/ac.)
Number of units:	Proposed street townhouses – 10 Existing apartment building – 93
Anticipated Population:	30* - Proposed street townhouses *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:	Proposed street townhouses: 2 spaces/unit = 20 spaces (Council Resolution 160-91 requires 3 spaces per unit and 0.25 spaces per unit on-street)
Parking Provided:	Proposed street townhouses: 2 spaces/unit = 20 spaces Existing apartment building: Underground parking 42 spaces Surface parking <u>108 spaces</u> Total 150 spaces
Supporting	Functional Servicing Report

Development Proposal	
Documents:	Noise Study Planning Justification Tree Inventory Grading Plan Concept Plan and Elevations Survey

Site Characteristics	
Frontages:	118.0 m (387.0 ft.) on Bloor Street 87.7 m (287.7 ft.) on Tyneburn Crescent
Depth:	Entire site: 107.94 m (354.1 ft.) Severed portion: 24.5 m (80.4 ft.)
Lot Area:	Entire site: 1.132 ha (2.80 ac.) Proposed severed street townhouse lands: 0.206 ha (0.51 ac.) Retained apartment lands: 0.926 ha (2.29 ac.) Individual street townhouse lots: 191.1 m ² (2,057 sq. ft.)
Existing Use:	8 storey apartment building

Green Development Initiatives

The applicant has identified that the following green development initiatives will be incorporated into the development:

- extensive planting of additional trees on the retained apartment lands;
- permeable paving to be considered for new parking area on retained apartment lands south of Bloor Street.

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

Neighbourhood Context

The subject property is located in an area of predominantly high density residential apartments along Bloor Street, with some commercial uses at the intersection with Dixie Road, while detached and semi-detached dwellings are located to the south. The property is currently occupied by an eight (8) storey rental apartment building. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are as follows:

North: Gas station, commercial plaza, seven (7) storey and six (6) storey apartment buildings across Bloor Street;
East: Three six (6) storey apartment buildings;
South: Semi-detached dwellings, and detached dwellings across Tyneburn Crescent;
West: Gas station, and 26 storey apartment building across Dixie Road;

Current Mississauga Plan Designation and Policies for Applewood District (May 5, 2003)

"Residential High Density I" which permits apartment dwellings at a Floor Space Index (FSI) of 0.5 - 1.2.

Section 4.3.4.2 - Intensification of Existing Apartment Sites

Proposals for additional development on lands with existing apartment buildings will be subject to the following, in addition to other policies regarding medium and high density residential development in this Plan:

- a. on lands designated Residential High Density I or II, other than those located within the Node, development in addition to existing buildings will be restricted to the uses permitted in the Residential Medium Density I designation, up to the maximum density specified for the Residential High Density designation;

- b.** as a condition of development, the site in its entirety must meet current site plan and landscaping requirements, and existing buildings must meet current building code, fire code and property standards.

The "Residential Medium Density I" designation permits townhouse dwellings.

The application is in conformity with the land use designation and no official plan amendment is proposed.

Other policies in the Official Plan which also are applicable in the review of this application are summarized in Appendix I-9.

Mississauga Official Plan (2011)

Mississauga Official Plan (2011) was adopted by City Council on September 29, 2010 and partially approved by the Region on September 22, 2011. Mississauga Official Plan (2011) has been appealed in its entirety and, as such, the existing Mississauga Plan (2003) remains in effect. The applications were originally submitted under Mississauga Plan (2003), which is the current plan in effect, but regard should be given to the new Mississauga Official Plan (2011). Under the new Mississauga Official Plan, the subject lands are designated "**Residential High Density**". The proposed ten (10) street townhouse dwellings conform to the land use designation contained in the new Mississauga Official Plan and associated policies.

Existing Zoning

"**RA2-40**" (**Apartment Dwellings**), which permits apartment dwellings, long-term care dwellings, and retirement dwellings with a Floor Space Index (FSI) of 0.5 - 0.8.

Proposed Zoning By-law Amendment

"**RM5-Exception**" (**Street Townhouse Dwellings**), to permit ten (10) street townhouse dwellings with minimum lot frontages of 7.8 m (25.6 ft.) and minimum lot areas of 191 m² (2,056 sq. ft.).

"RA2-Exception" (Apartment Dwellings), to permit the existing apartment dwelling on the retained lands with a maximum Floor Space Index (FSI) of 0.94, as a result of the reduced lot area.

The proposed draft zoning standards can be found in Appendix I-10.

Dixie/Bloor Corridor Review

In consultation with Ward 3 Councillor Chris Fonseca, the Planning and Building Department is undertaking a review of the redevelopment and infill development opportunities along Bloor Street from Dixie Road easterly to the City of Toronto boundary. The objectives of the Dixie/Bloor Corridor Review include:

- to identify potential issues with infilling, assess the existing policy framework that addresses these issues, and determine whether changes to the land use policy framework are necessary;
- to assess the existing built form and prepare a built form policy framework to guide the review of infill development applications;
- to review and identify potential improvements to the public realm including the streetscape;
- to investigate policies and/or tools that encourage property developers to undertake physical improvements to existing apartment buildings; and
- initiatives that can help ensure a strong neighbourhood which thrives on its social and cultural diversity (i.e. health of the social infrastructure).

While the subject application can be evaluated on its own merit, consideration for the objectives and recommendations of the Bloor Street Corridor Review is appropriate.

The current official plan provides some guidance for intensification of existing apartment sites provided that the site in its entirety meets current site plan and landscaping requirements. In the absence of the Corridor Review recommendations which

are intended to specifically identify what the site planning and public realm requirements would be, and a detailed site plan that includes improvements to the retained apartment lands, it has not been determined whether the existing policy framework has been sufficiently addressed. The Dixie/ Bloor Corridor Review will assist in informing this analysis.

The supplementary report for this matter will consider the application's merits and it's alignment with the Dixie/Bloor Corridor review's objectives.

COMMUNITY ISSUES

A community meeting was held by Ward 3 Councillor, Chris Fonseca, on May 16, 2012.

A petition of objection to the proposal was received by Council on January 18, 2012.

The following is a summary of issues raised by the community:

- The amount of traffic, on-street parking, and road safety on Tyneburn Crescent.
- The significant traffic in the area during school drop-off and pick-up times, and as a result of Golden Orchard Drive and Fieldgate Drive not being open for through access.
- The townhomes would change the nature of the residential area and their possible tenure could affect property values.
- The current condition of the apartment building and how it was maintained.
- The vehicular access to the proposed townhouses being provided from Tyneburn Crescent and a preference to have access from Bloor Street.

- The reduction in landscaped open space and the lack of playground space for children at the existing apartment building.
- The subject lands may be contaminated with fuel from the area gas stations.

Responses to the above comments will be provided in the Supplementary Report.

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:

- appropriateness of the proposed application;
- provision of revised plans that address certain grading concerns and technical discrepancies;
- update to the Functional Servicing Report and submission of a servicing plan;
- update to the Parking Plan;
- validation of the Phase 1 Environmental Site Assessment;
- review this proposal for conformance with the recommendations of the Dixie/Bloor Corridor Review.

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain other engineering and servicing matters including noise mitigation, stormwater management, and cash-in-lieu for parkland, which will require the applicant to enter into appropriate agreements with the City.

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 this application.

ATTACHMENTS:

- Appendix I-1: Site History
- Appendix I-2: Aerial Photograph
- Appendix I-3: Excerpt of Applewood 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: Official Plan Policies
- Appendix I-10: Proposed Zoning Standards
- Appendix I-11: General Context Map

Edward R. Sajecki
Commissioner of Planning and Building

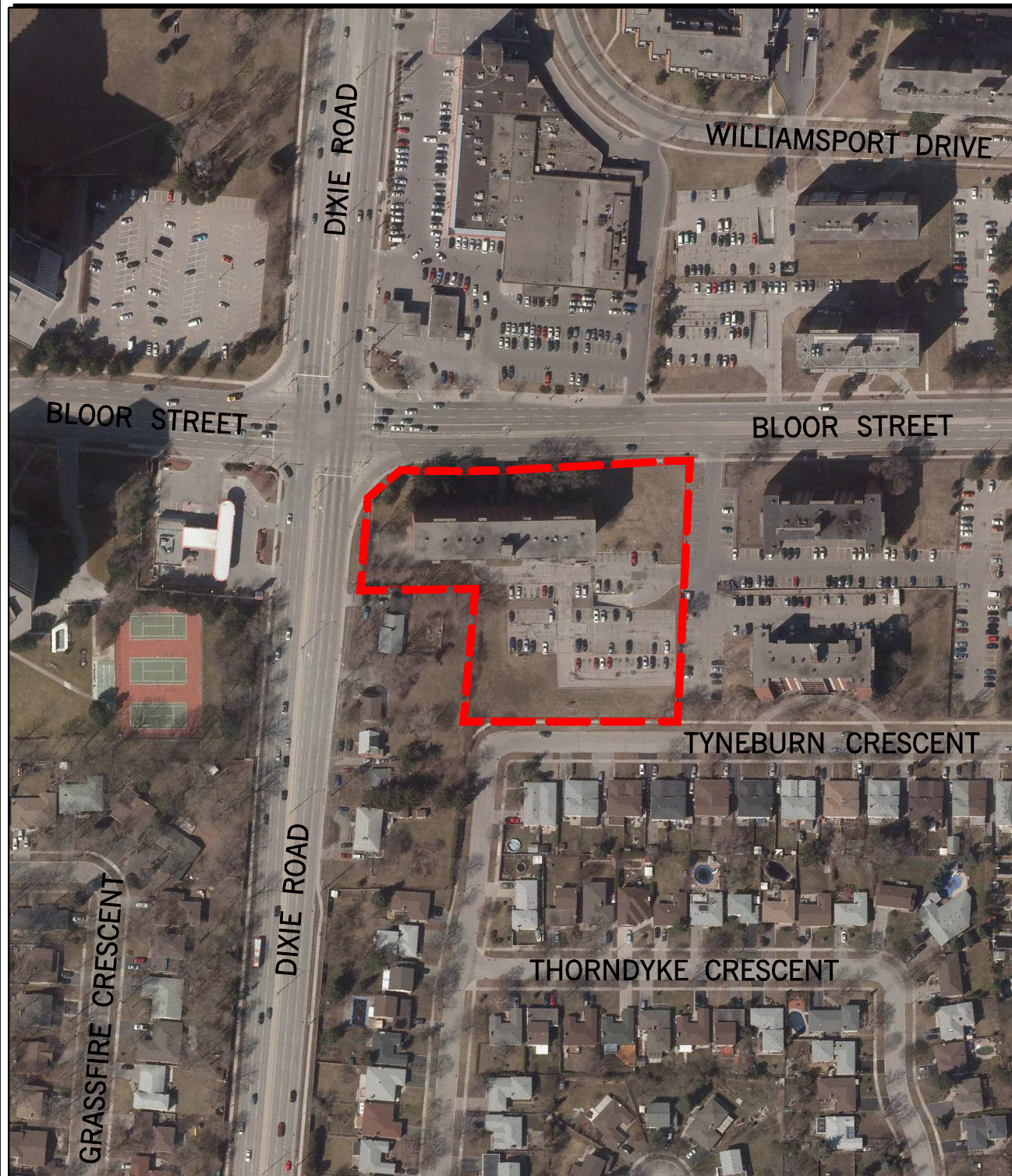
Prepared By: Jonathan Famme, Development Planner

Tapes Investments

File: OZ 11/012 W3

Site History

- 1967 – Existing apartment building constructed.
- April 14, 1992 – Site plan revision (SP 90/218) approved for two (2) apartment units created in unused portion of building and the addition of 18 parking spaces.
- May 5, 2003 – Applewood District Policies and Land Use Map (Mississauga Plan) were partially approved with modifications by the Region of Peel. The subject lands were designated "Residential High 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 "RA2-40" (Apartment Dwellings).



LEGEND:



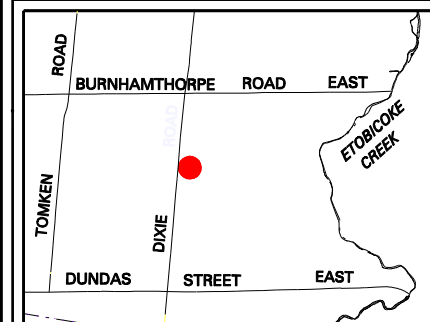
SUBJECT LANDS

NOTE: DATE OF AERIAL PHOTO IS APRIL 2012



SUBJECT:

TAPES INVESTMENTS



FILE NO:
OZ 11/012 W3

DWG. NO:
11012A

SCALE:
1:2500

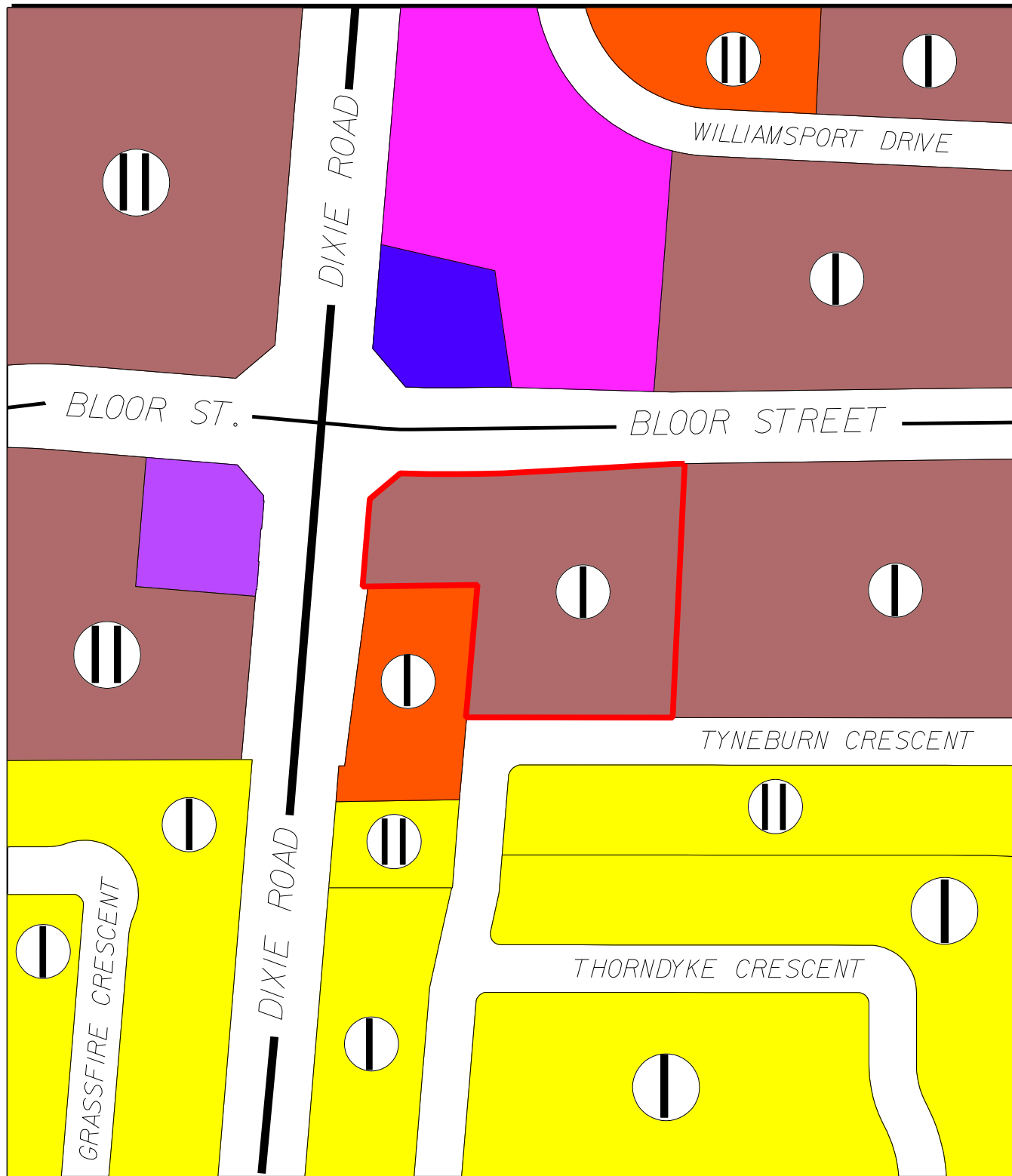
PDC DATE:
2012/09/04

DRAWN BY:
A.SHAH

APPENDIX 1-2

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics



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

LAND USE DESIGNATIONS

- Residential - Low Density I
- Residential - Low Density II
- Residential - Medium Density I
- Residential - Medium Density II
- Residential - High Density I
- Residential - High Density II
- General Retail Commercial
- Convenience Retail Commercial
- Motor Vehicle Commercial
- Office
- Public Open Space
- Private Open Space
- Greenbelt
- Utility

TRANSPORTATION LEGEND

- Arterial
- Major Collector
- Minor Collector
- Local Road
- Major Transit Corridor

LAND USE LEGEND

- Node Boundary
- Cem - Cemetery
- 1996 NEP/2000 NEF Composite Noise Contours
- Planning District

Amendment No. 95 Appealed to the Ontario Municipal Board.
Delete and replace with Higher Order Transit Corridor

Special Site Areas
(See Special Site Policies)

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.

Amendment No. 95 Appealed to the Ontario Municipal Board

SUBJECT LANDS

SUBJECT: TAPES INVESTMENTS

FILE NO:
OZ 11/012 W3

DWG. NO:
11012L

SCALE:
1:2500

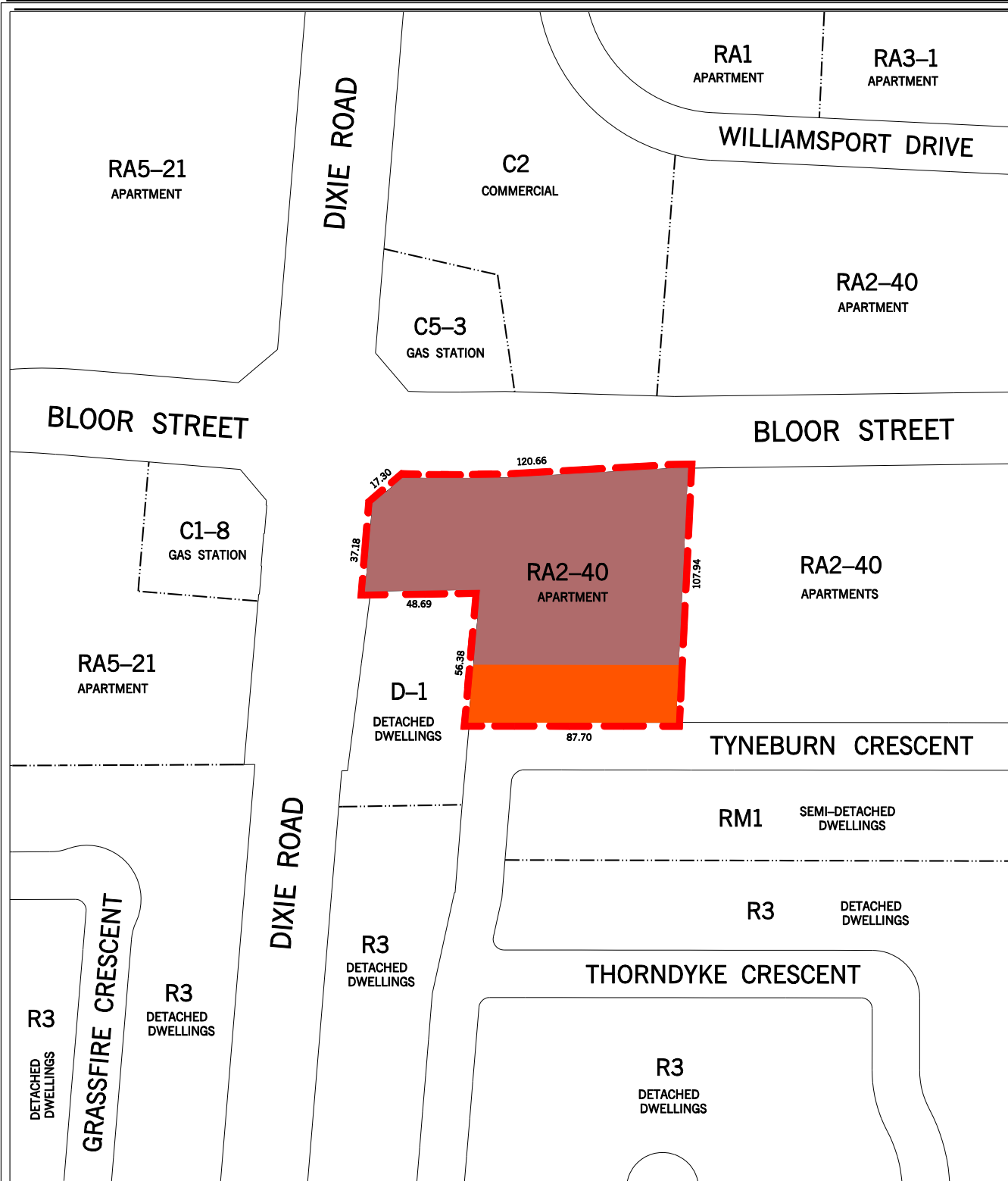
PDC DATE:
2012/09/04

DRAWN BY:
A.SHAH

APPENDIX 1-3

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics



LEGEND:



PROPOSED REZONING FROM "RA2-40" (APARTMENT DWELLINGS) TO "RM5-EXCEPTION" (STREET TOWNHOUSE DWELLINGS) TO PERMIT TEN (10) STREET TOWNHOUSE DWELLINGS.



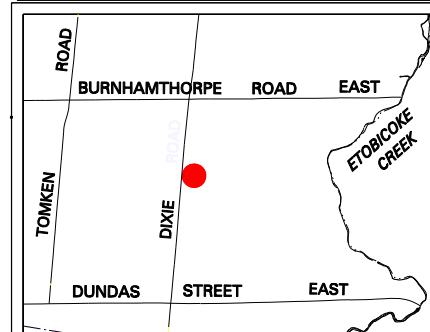
PROPOSED REZONING FROM "RA2-40" (APARTMENT DWELLINGS) TO "RA2-EXCEPTION" (APARTMENT DWELLINGS) TO MAINTAIN THE EXISTING APARTMENT BUILDING.

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



SUBJECT:

TAPES INVESTMENTS



FILE NO:
OZ 11/012 W3

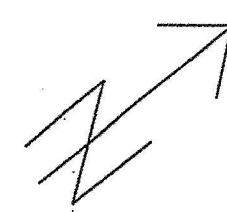
DWG. NO:
11012R

SCALE:
1:2500

PDC DATE:
2012/09/04

DRAWN BY:
A.SHAH

APPENDIX I-4



BLOOR STREET EAST

DIXIE ROAD

APARTMENT BUILDING

Limits of Underground Parking Garage

Town House Property Line

COURTYARDS

STREET TOWNHOUSES

TYNEBURN CRESCENT

Revised Drawings
Jan. 19, 2012

Proposed Densification Project
1440 Bloor Street East, Mississauga, Ontario
Tapes Investment c/o Berkley Property Management Inc.

Peter Favot Architect Ltd. Architects & Urban Planners
Toronto, Ontario (905) 305-0655

CONCEPT PLAN

APPENDIX I-5

PROPOSED CONCEPT PLAN RESIDENTIAL DENSIFICATION

Scale 1:400

1440 Bloor Street East Mississauga, Ontario
Tapes Investment c/o Berkley Property Management Inc.

Existing

Official Plan- High Density - 1
Zoning- RA-2 (Exception-40)
RA-2 Permitted FSI - 0.8 to 1.2
Exception-40- Max for Apartment Dwelling Zone= FSI- 0.8

Proposed

To sever part of land that fronts onto Tyneburn Crescent for a
Rezoning to RM5 (Street Townhouse Dwelling Zone)

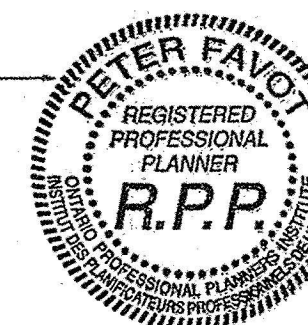
Total number of Apartment units is unchanged - 93 units

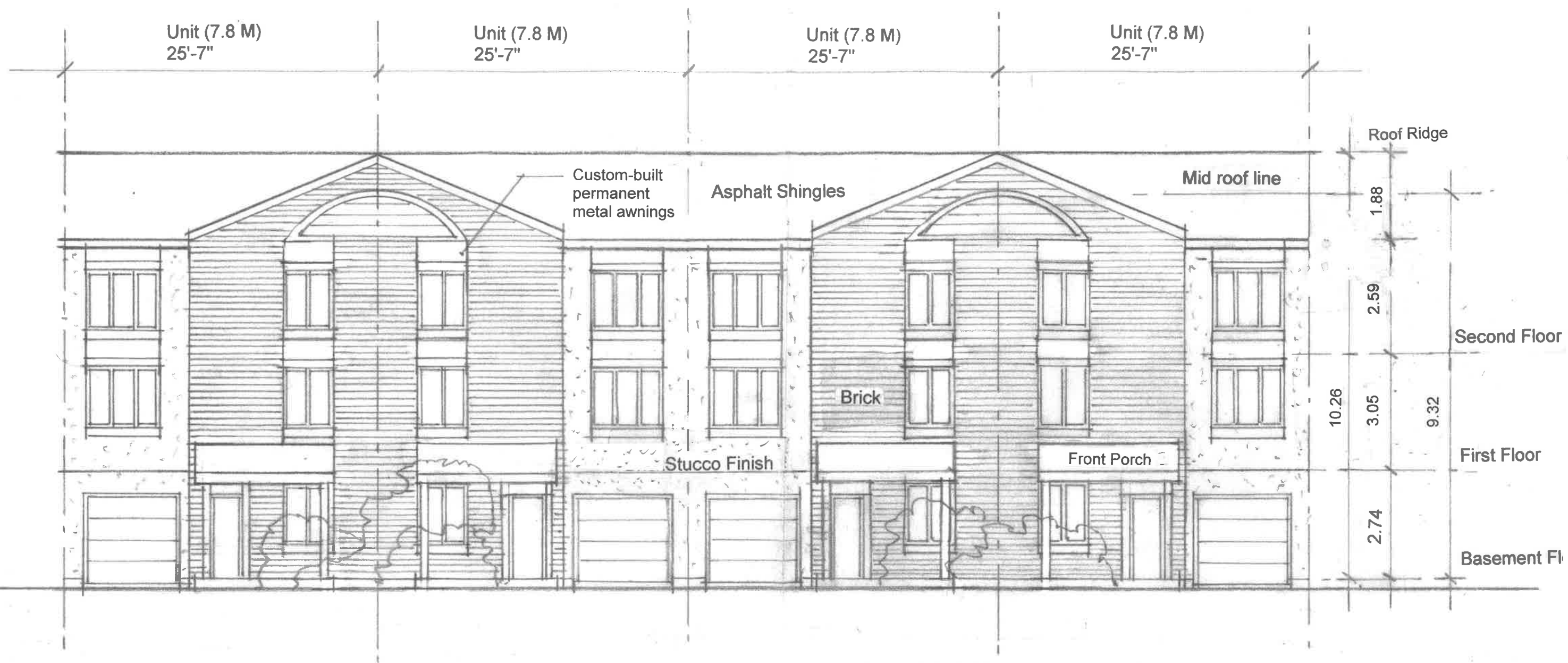
Existing Parking-	Underground Parking - 42 cars
	Surface Parking - <u>108 cars</u>
	Total Parking - 150 cars

Proposed Parking- No changes to 150 total, only a reconfiguration
of surface parking

Land Area- 121,840 sf (11319M2) 1.132 HA

Note: for additional data refer to separate data sheets





South Elevation of Street Townhousing
scale 1:

Proposed Densification Project
1440 Bloor Street East, Mississauga, Ontario
Tapes Investment c/o Berkley Property Management Inc.
Peter Favot Architect Ltd. Architects & Urban Planners
Toronto, Ontario (905) 305-0655 July 2011
Revised Drawings
Jan. 19, 2012



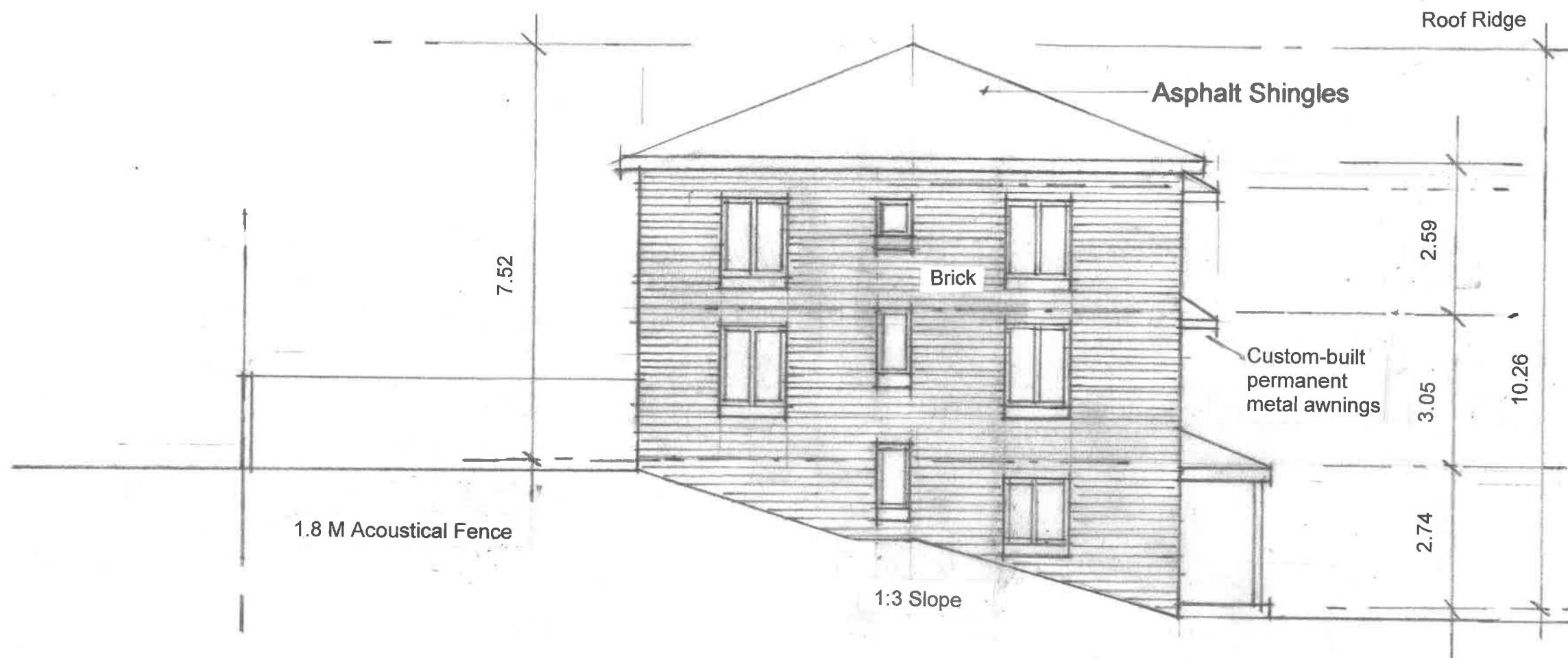


North Elevation of Street Townhousing
Scale 1:



Proposed Densification Project
1440 Bloor Street East, Mississauga, Ontario
Tapes Investment c/o Berkley Property Management Inc.
 Peter Favot Architect Ltd. Architects & Urban Planners
 Toronto, Ontario (905) 305-0655 July 2011

Revis Revised Drawings
 Jan. 19, 2012



East & West End Elevations of Street Townhousing
Scale 1:



Proposed Densification Project
1440 Bloor Street East, Mississauga, Ontario
Tapes Investment c/o Berkley Property Management Inc.
 Peter Favot Architect Ltd. Architects & Urban Planners
 Toronto, Ontario (905) 305-0655 July 2011

Revised Drawings
 Jan. 19, 2012

Tapes Investments**File: OZ 11/012 W3****Agency Comments**

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

Agency / Comment Date	Comment
<p>Region of Peel (January 3, 2012)</p>	<p>Regional Planning staff have reviewed the noted application and provide the following comments:</p> <p>There is a 150 mm (6") diameter watermain and a 250 mm (10") diameter sanitary sewer on Tyneburn Crescent.</p> <p>The Region of Peel has received Functional Servicing Reports (FSR) prepared by Johnson Sustronk Weinstein + Associates, dated August 2011. The copies of the FSRs were sent to the Water and Wastewater division for review. A satisfactory report will not be a condition of site approval.</p> <p>At site plan stage, site servicing drawings will be required and there is a First Submission Application fee of \$150 as per fee by-law 7-2011 (all connections must conform to Regional standards and specifications and design criteria). Site servicing approvals will be required prior to building permit.</p> <p>Curbside collection will be provided by the Region of Peel.</p> <p>Once the Draft Reference Plan has been submitted, the Region would like to be circulated for comment.</p>
<p>Dufferin-Peel Catholic District School Board and the Peel District School Board (October 25, 2011 and November 15, 2011)</p>	<p>In comments, dated October 25, 2011 and November 15, 2011, both School Boards 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 educational facilities need not be applied for this development application.</p>

Tapes Investments

File: OZ 11/012 W3

Agency / Comment Date	Comment
	In addition, if approved, both School Boards require that a clause be placed in any agreement of purchase and sale of residential lots that sufficient accommodation may not be available for all anticipated students in the neighbourhood schools, and that some students may be accommodated in temporary facilities or bussed to schools outside of the area.
City Community Services Department - Planning, Development and Business Services Division/Park Planning Section (June 28, 2012)	<p>Burnhamdale Park (P-053) is located approximately 500 m (1,640 ft.) from the subject property and includes a play site, a senior soccer field, a multi pad with a basketball hoop and two tennis courts.</p> <p>In the event that the application is approved, prior to by-law enactment, a cash contribution for street tree planting will be required. Further, prior to the issuance of building permits, cash-in-lieu 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's Policies and By-laws."</p>
City Transportation and Works Department (June 27, 2012)	<p>The Transportation and Works Department confirmed receipt of Concept Plan, Grading Plan, Functional Servicing Report, Environmental Noise Assessment, Parking Plan, and Environmental Site Assessment Phase 1.</p> <p>Prior to the Supplementary Report proceeding, the applicant has been requested to provide revised plans that address certain grading concerns and technical discrepancies, to update the Functional Servicing Report and to submit a servicing plan that illustrates the underground works required in support of the development.</p>

Tapes Investments**File: OZ 11/012 W3**

Agency / Comment Date	Comment
	<p>The applicant has also been requested to update the Parking Plan to demonstrate sufficient parking within the development, and to validate the Environmental Site Assessment Phase 1, dated April 4, 2012.</p> <p>Further detailed comments/conditions will be provided prior to the Supplementary Meeting, pending receipt and review of the foregoing.</p>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to this application provided that all technical matters are addressed in a satisfactory manner:</p> <p>City Community Services Department - Fire and Emergency Services Division Bell Canada Canada Post Corporation Rogers Cable Enersource Hydro Mississauga</p>
	<p>The following City Department and external agencies were circulated the application but provided no comments:</p> <p>City of Mississauga Realty Services Conseil Scolaire de District Catholique Centre-Sud Conseil Scolaire de District Centre-Sud-Ouest</p>

Tapes Investments

File: OZ 11/012 W3

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"> 1 Kindergarten to Grade 5 1 Grade 6 to Grade 8 1 Grade 9 to Grade 12/OAC School Accommodation: <ul style="list-style-type: none"> Brian W. Fleming P.S. <ul style="list-style-type: none"> Enrolment: 702 Capacity:* 783 Portables: 2 Glenhaven Sr. <ul style="list-style-type: none"> Enrolment: 551 Capacity: 545 Portables: 1 Glenforest S.S. <ul style="list-style-type: none"> Enrolment: 1,404 Capacity: 1,023 Portables: 12 <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"> 1 Junior Kindergarten to Grade 8 1 Grade 9 to Grade 12/OAC School Accommodation: <ul style="list-style-type: none"> St. Alfred <ul style="list-style-type: none"> Enrolment: 453 Capacity: 426 Portables: 6 Philip Pocock <ul style="list-style-type: none"> Enrolment: 1,390 Capacity: 1,257 Portables: 5

Tapes Investments

File: OZ 11/012 W3

Official Plan Policies

3.2.3.1

Residential lands will be developed to achieve a compact, orderly urban form generally characterized by lower densities in the interior of communities and higher densities along major roads and near concentrations of retail commercial, community, and transportation facilities.

3.2.3.2

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. Design issues related to built form, scale, massing, orientation, parking, overshadowing, and the quantity and quality of open space will be priorities in assessing the merits of residential development. Broader urban design issues related to the creation of an urban street character, developing a sense of gateway into a community and highlighting district focal points will also be considered in assessing residential development.

3.13.5.2

Residential intensification outside intensification areas will generally occur through infilling.

3.13.5.3

Intensification outside intensification areas may be considered where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of this Plan.

3.13.6.17

Development proposals will demonstrate compatibility and integration with surrounding land uses by ensuring that an effective transition in built form is provided between areas of different development densities and scale. Transition in built form will act as a buffer between the proposed development and planned uses, and should be provided through appropriate height, massing, character, architectural design, siting, setbacks, parking, and public and private open space and amenity space.

3.13.6.20

Development should be located on public roads.

Tapes Investments

File: OZ 11/012 W3

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.

3.18.4.1

Areas of high and medium density residential buildings should manifest a broad range of building types and forms.

3.18.5.2

Buildings should address the street with main entrances facing the street, with strong pedestrian connections and landscape treatments that connect buildings to the street.

3.18.7.3

Building and site designs should create a sense of enclosure, pedestrian scale and identity. Enclosure means having built form along the street edge with heights appropriate to its context.

3.18.9.4

Building height and site design will create a gradual scale transition to adjacent buildings.

Tapes Investments

File: OZ 11/012 W3

Proposed Zoning Standards**Proposal for Ten (10) Street Townhouses fronting Tyneburn Crescent**

	RM5 Zone	Proposed RM5-Exceptions	RM1 Zone (existing Semi- Detached Dwelling zone south side of Tyneburn Crescent)
Permitted Use	Street Townhouse Dwellings		Semi-Detached Dwellings and Detached Dwellings
Min. Lot Area (Interior)	200 m ² (2,153 sq. ft.)	<i>191 m² (2,056 sq. ft.)</i>	340 m ² (3,660 sq. ft.)
Min. Lot Frontage (Interior)	6.8 m (22.3 ft.)	<i>7.8 m (25.6 ft.)</i>	9 m (29.5 ft.)
Min. Front Yard	4.5 m (14.8 ft.)	<i>6.3 m (21.3 ft.)</i>	6.0 m (19.7 ft.)
Min. setback to Garage Face	6.0 m (19.7 ft.)	<i>6.5 m (21.3 ft.)</i>	6.0 m (19.7 ft.)
Min. Interior Side Yard	0.0 m (0.0 ft.) on attached side and 1.5 m (4.9 ft.) on unattached side		0.0 m (0.0 ft.) on attached side and 1.8 m (5.9 ft.) on unattached side
Min. Rear Yard	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.)
Min. Landscaped Area	25% of the lot area		25% of the lot area
Max. Gross Floor Area	0.75 times the lot area	<i>1.15 times the lot area</i>	n/a

Proposed Retained Apartment lands – with existing 8 storey apartment building

	Existing RA2-40 Zone	Proposed RA2-Exceptions	RA2 Base Zone
Minimum Floor Space Index	0.5	<i>0.5</i>	0.5
Maximum Floor Space Index	0.8	<i>0.94</i>	1.0

APPENDIX I-11

