



Corporate Report

Clerk's Files

Originator's
Files OZ 12/002 W7

PDC APR 2 2013

DATE: March 12, 2013

TO: Chair and Members of Planning and Development Committee
Meeting Date: April 2, 2013

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Rezoning Application
To permit eight (8) detached dwellings on a CEC Private Road
2167 Gordon Drive
East side of Gordon Drive, south of Queensway West
Owner: Raffi Konialian
Applicant: Weston Consulting Group Inc.
Bill 51

Public Meeting

Ward 7

RECOMMENDATION: That the Report dated March 12, 2013, from the Commissioner of Planning and Building regarding the application to change the Zoning from "R1-7" (Detached Dwellings - Typical Lots) to "R16 - Exception" (Detached Dwellings on a CEC Private Road) and "G1" (Greenbelt - Natural Hazards), to permit eight (8) detached dwellings on a CEC Private Road under file OZ 12/002 W7, Raffi Konialian, 2167 Gordon Drive, east side of Gordon Drive, south of Queensway West, be received for information.

**REPORT
HIGHLIGHTS:**

- Community concerns identified to date relate to maintaining the existing character of the area, protecting the Residential Woodland, and setting a precedent for future development within the Gordon Woods area.
- Prior to the preparation of a Supplementary Report, matters to be addressed include outstanding department and agency comments, resolution of tree preservation concerns, urban design considerations and the submission and review of supporting information and studies.

BACKGROUND:

The application has been circulated for technical comments and a community open house has been held.

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

COMMENTS:

Details of the proposal are as follows:

Development Proposal	
Application submitted:	February 13, 2012
Application Complete:	March 8, 2012
Application Revised:	November 30, 2012
Existing Gross Floor Area:	295 m ² (3,175.5 sq. ft.) – existing dwelling to be demolished
Height:	2 storeys
Lot Coverage:	35%
Net Density:	10.2 units/ha 4.13 units/acre
Number of units:	8 (1 additional detached dwelling proposed, but not included in the subject application, to be built fronting Gordon Drive in accordance with the existing “R1-7” zone)

Development Proposal	
Gross Floor Area:	450 to 500 m ² (4,844 to 5,382 sq. ft.) per unit
Anticipated Population:	27* *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:	2.0 resident spaces per unit (16 spaces) 0.25 visitor spaces per unit (2 spaces) Total: 18 spaces
Parking Provided:	4.0 resident spaces per unit (32 spaces) 0.37 visitor spaces per unit (3 spaces) Total: 35 spaces
Supporting Documents:	Functional Servicing Report and Stormwater Management Brief Phase 1 Environmental Site Assessment, Noise Control Study Scoped Environmental Impact Study Meander Belt Width Assessment: Mary Fix Creek Preliminary Tree Preservation Report Green Features List Parcel Registry Documentation Planning Justification Report

Site Characteristics	
Frontage:	21.5 m (70.5 ft.)
Depth:	216.56 m (710.5 ft.)
Net Lot Area:	0.784 ha (1.937 ac.) – Lot 1 is excluded
Existing Use:	Detached Dwelling

Green Development Initiatives

No green initiatives beyond current planning and building code requirements have been identified.

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

Neighbourhood Context

The subject property is located in the Gordon Woods community, a low density neighbourhood characterized by detached dwellings on large well-treed lots with large front, rear and side yard setbacks and a rural road profile. Mary Fix Creek transects the property near the eastern terminus of the subject lands. The natural hazard associated with the Creek is to be conveyed to the City and preserved in a natural state. Although unauthorized tree removal was undertaken on the table land portion of the subject land by the previous owner, the site remains well-treed. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

North: Detached dwellings on large, well-treed lots
East: Trillium Health Centre
South: Detached dwellings on large, well-treed lots
West: Beyond Gordon Drive are detached dwellings on large, well-treed lots

Mississauga Official Plan Designation and Policies for the Cooksville Neighbourhood Character Area (November 14, 2012)

Mississauga Official Plan (2011) was adopted by City Council on September 29, 2010 and partially approved by the Region of Peel on September 22, 2011. The Plan was appealed in its entirety, however, on November 14, 2012, the Ontario Municipal Board issued a Notice of Decision approving Mississauga Official Plan, as modified, save and except for certain appeals which have no effect on the subject application.

The subject lands are located within the **Cooksville Neighbourhood Character Area** and are designated "**Residential Low Density I**" and "**Greenbelt**".

"**Residential Low Density I**" permits detached, semi-detached and duplex dwellings. Notwithstanding the general provisions for

the "Residential Low Density I" designation, only detached dwellings are permitted by the **Cooksville Neighbourhood Character Area** Policies as they pertain to the subject lands.

"Greenbelt" lands are generally associated with natural hazards or areas where development is restricted.

The lands are also part of **Special Site 4** within the **Cooksville Neighbourhood Character Area** Policies, which outline additional policies directing development to generally maintain and enhance the existing established character of the area. These and other policies in Mississauga Official Plan which are applicable in the review of this application have been outlined in Appendix I-9.

An Amendment to the Official Plan is not proposed in support of the proposed development.

Existing Zoning

"R1-7" (Detached Dwellings - Typical Lots), which permits detached dwellings with a minimum lot area of 1 140 m² (12,271 sq. ft.), a minimum lot frontage of 30.0 m (98.4 ft.) and a maximum lot coverage of 25%. **"G1" (Greenbelt – Natural Hazards)**, which permits flood control, stormwater and erosion management and Natural Heritage Features and Areas conservation.

Proposed Zoning By-law Amendment

"R16 – Exception" (Detached Dwellings on a CEC Private Road), to permit eight (8) detached dwellings on a CEC private road. Specific zone provision are contained within Appendix I-10. **"G1" (Greenbelt – Natural Hazards)** to reflect the limits of development associated with Mary Fix Creek.

COMMUNITY ISSUES

A community open house was held by Ward 7 Councillor, Nando Iannicca, on June 7, 2012. Issues raised by the Community are summarized below and will be addressed in the Supplementary Report:

- maintaining the existing character of the area;
- protecting the Residential Woodland (tree removal/preservation); and
- setting a precedent for future development within the Gordon Woods area.

A further community meeting has been scheduled for March 20, 2013.

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 Official Plan policies, the following matters will have to be addressed prior to the preparation of a Supplementary Report:

Tree Preservation and Community Character

The applicant has been encouraged to make adjustments to the concept plans to reduce the size/ building foot print of the dwellings, thereby increasing interior side, rear and exterior side yards to be more consistent with the existing established character of the area and allow more tree preservation opportunities. In undertaking these revisions, the applicant has been encouraged to look at strategic opportunities for the preservation of significant and/or mature trees which would maintain the continuous tree canopy associated with the Residential Woodland.

In order to preserve the character of lands designated "Residential Low Density I", the proposed development will be evaluated in the

context of policies comparing average lot frontage and area in the surrounding area.

It should also be noted that the outdoor amenity areas for individual dwellings should be identified to have a more realistic understanding of long term tree preservation expectations and identify what other implementation measures may be necessary to ensure the implementation of the official plan policies for Residential Woodlands.

Although the concept plans were modified with a November 2012 submission of materials, the above noted matters were not satisfactorily addressed.

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain other engineering and conservation matters with respect to grading, stormwater management, site servicing, noise attenuation and tree preservation/replacement, 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:

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 this application.

ATTACHMENTS:

Appendix I-1: Site History
Appendix I-2: Aerial Photograph
Appendix I-3: Excerpt of Cooksville 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: Applicable Mississauga Official Plan (2011)
Policies

Appendix I-10: Proposed Zoning Standards

Appendix I-11: General Context Map

Edward R. Sajecki

Commissioner of Planning and Building

Prepared By: John Hardcastle, Development Planner

Raffi Konialian**File: OZ 12/002 W7****Site History**

- May 2, 2003 – Under consent application 'B' 22/03, a parcel with a frontage of approximately 30 m (100 ft.) on Gordon Drive was severed from the subject site to create a new property, now known as 2185 Gordon Drive.
- December 2, 2003 – Appeal B11 is approved under OMB Order No.1608, which amended the Mississauga Plan policies for Special Site 11.
- June 8, 2006 – Applications for Rezoning under file OZ 06/011 W7 and draft plan of subdivision under file 21T-M06002 W7 were submitted to accommodate the development of the lands for 5 detached dwellings on a common element condominium private road.
- 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 "R1-7" (Detached Dwelling – Typical Lots).
- July 2010 – Several significant/mature trees were removed from the lands in contravention of the Tree By-law and a previously issued Tree Removal Permit to remove only hazardous trees.
- January 16, 2012 – Files OZ 06/011 and 21T-M06002 W7 were cancelled due to inactivity and the expressed intention of the new owner to pursue a modified proposal.



LEGEND:



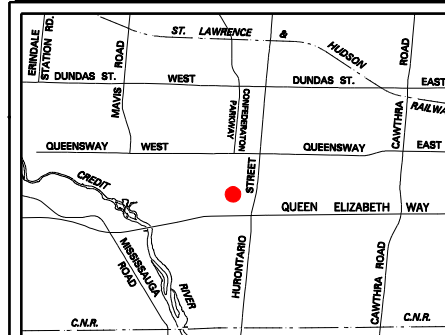
SUBJECT LANDS

DATE OF AERIAL PHOTO: SPRING 2010



SUBJECT:

RAFFI KONIALIAN



FILE NO:
OZ 12002 W7

DWG. NO:
12002A.dgn

SCALE:
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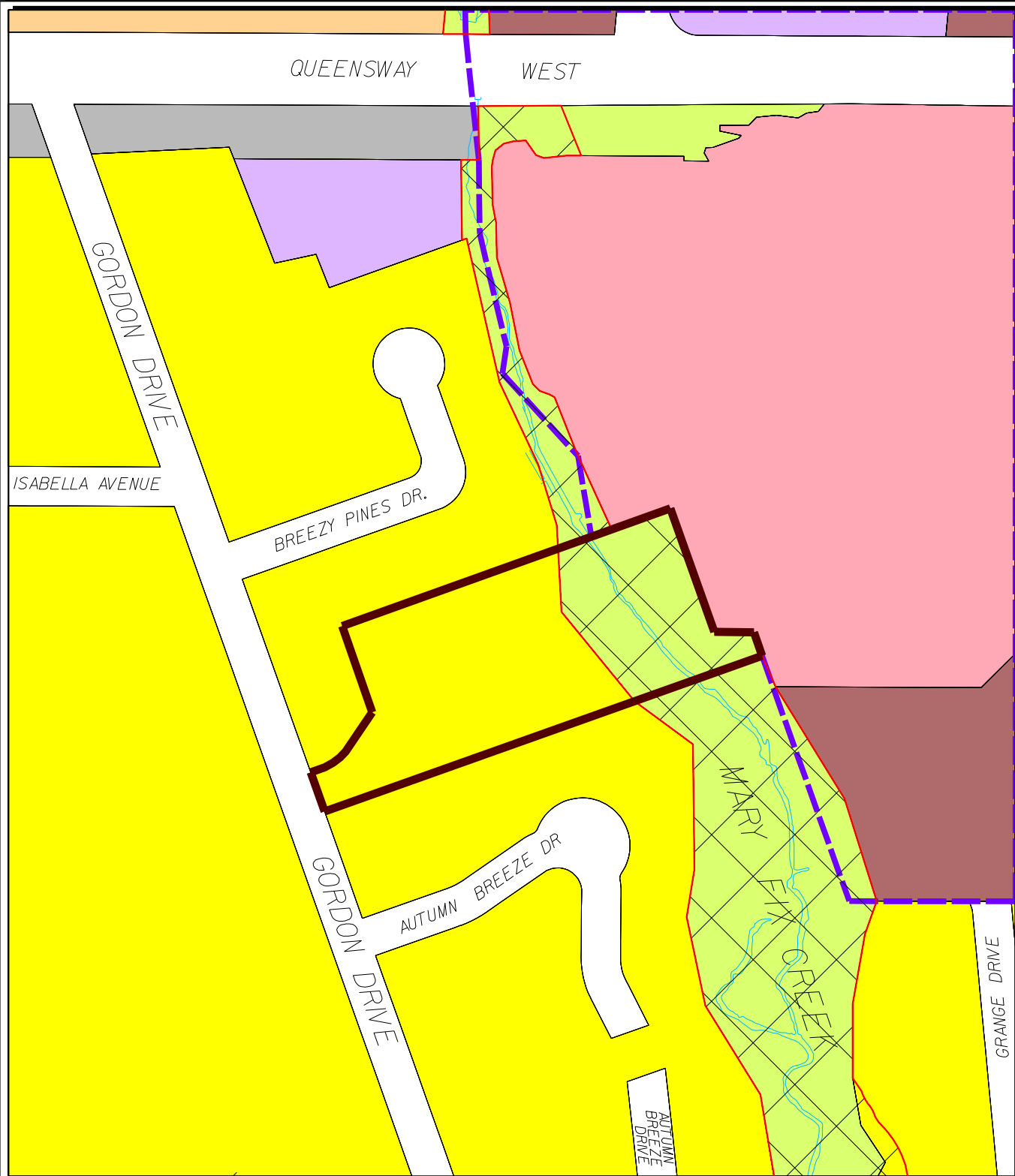
PDC DATE:
2013 04 02

DRAWN BY:
B. KRUGER

APPENDIX I-2

MISSISSAUGA
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PART OF SCHEDULE 10 LAND USE DESIGNATIONS OF MISSISSAUGA OFFICIAL PLAN

LAND USE DESIGNATIONS

Residential Low Density I	Business Employment
Residential Low Density II	Industrial
Residential Medium Density	Airport
Residential High Density	Institutional
Downtown Mixed Use	Public Open Space
Downtown Core Commercial	Private Open Space
Mixed Use	Greenbelt
Convenience Commercial	Parkway Belt West
Motor Vehicle Commercial	Utility
Office	To Be Determined

LAND USE LEGEND

Heritage Conservation District	Civic Centre (City Hall)
1996 NEP/2000 NEF Composite Noise Contours	City Centre Transit Terminal
LBPIA Operating Area Boundary See Aircraft Noise Policies	GO Rail Transit Station
Area Exempt from LBPIA Operating Area	Public School
Natural Hazards	Catholic School
	Hospital
	Community Facilities

CITY STRUCTURE

Elements

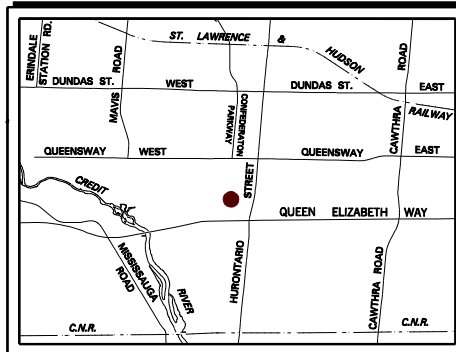
Downtown	Corporate Centre
Major Node	Employment Area
Community Node	Special Purpose Area
Neighbourhood	

ND2 Region of Peel Non-Decision

SUBJECT LANDS



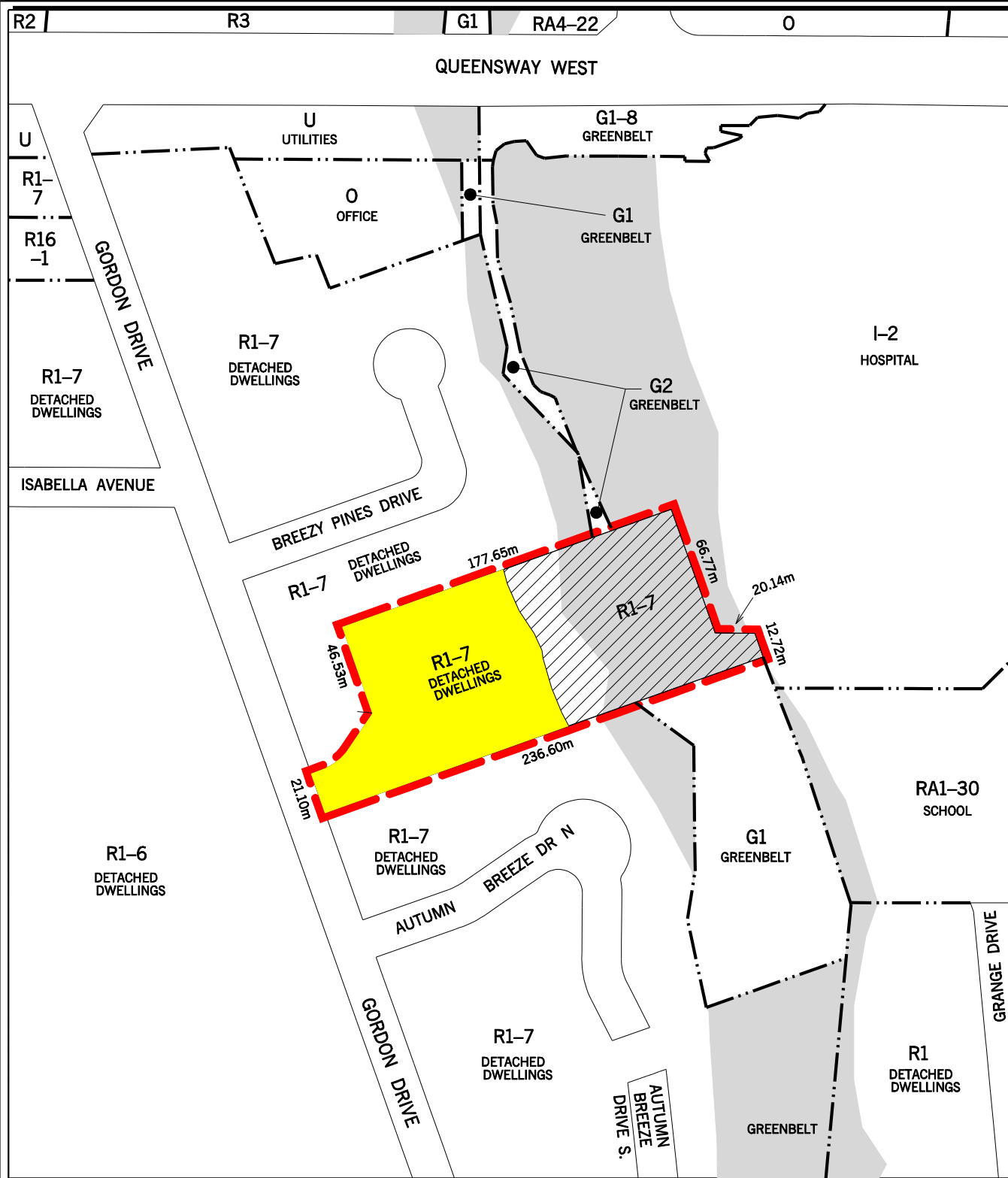
SUBJECT: RAFFI KONIALIAN



FILE NO: OZ 12002 W7	
DWG. NO: 12002L	
SCALE: 1:3000	
PDC DATE: 2013 04 02	EXHIBIT I-3
DRAWN BY: B. KRUGER	

MISSISSAUGA
Planning and Building

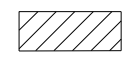
Produced by
T&W, Geomatics



LEGEND:



PROPOSED REZONING FROM 'R1-7' (DETACHED DWELLINGS - TYPICAL LOTS) TO 'R16 - EXCEPTION' (DETACHED DWELLINGS ON A CEC - PRIVATE ROAD) TO PERMIT 8 DETACHED DWELLINGS ON A COMMON ELEMENT CONDOMINIUM PRIVATE ROAD.



PROPOSED REZONING FROM 'R1-7' (DETACHED DWELLINGS - TYPICAL LOTS) TO 'G1' (GREENBELT) TO PERMIT A NATURAL HERITAGE AREA AND BUFFER.



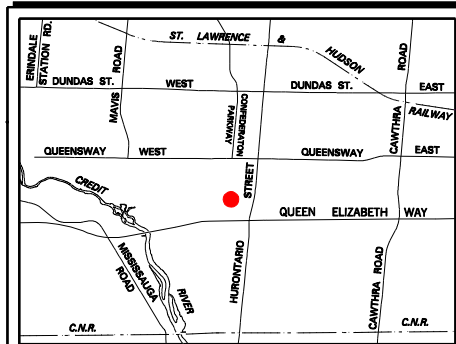
GREENBELT OVERLAY

NOTE: EXISTING ZONING DELINEATED ON THE PLAN
PROPOSED ZONING INDICATED BY SHADING WITHIN
THE APPLICATION AREA.
THIS IS NOT A PLAN OF SURVEY.



SUBJECT:

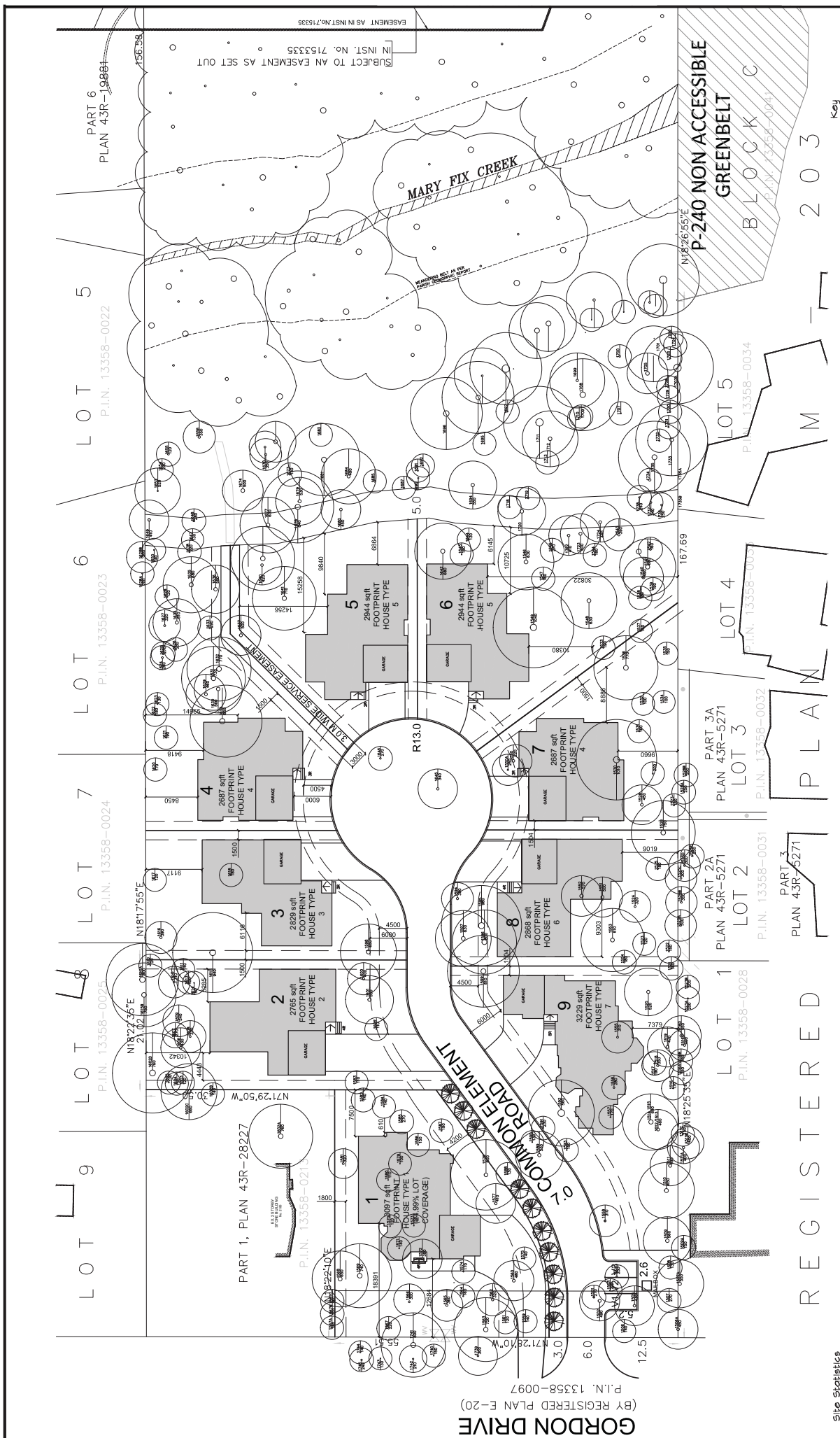
RAFFI KONIALIAN



FILE NO:	
OZ 12002 W7	
DWG. NO:	
12002R	
SCALE:	
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PDC DATE:	APPENDIX 1-4
2013 04 02	
DRAWN BY:	
B. KRUGER	

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Site Statistics

Lot	House Type	Freehold/ Common Element Condo	Ground Floor GFA (Excluding Garage) (m ² /sqft)	Second Floor GFA (m ² /sqft)	Total GFA (m ² /sqft)	Lot Area (m ² /sqft)	Foot Print (m ² /sqft)	Coverage (%)	Lot Frontage (Metres)	Trees Lost	Trees Damaged (Retained)
1	1	Freehold	2697 / 29035	2500 / 26910	5197 / 55940	1151 / 12389	287.76 / 3097	24.99	34.06	19	3
2	2	Common Element Condo	2366 / 25467	2134 / 22970	4500 / 48438	938 / 10101	256.97 / 2766	27.38	21.00	3	2
3	3	Common Element Condo	2429 / 26157	2071 / 22288	4500 / 48438	812 / 8745	262.86 / 2829	32.35	20.95	2	1
4	4	Common Element Condo	2287 / 24613	2213 / 23824	4500 / 48438	966 / 10399	249.6 / 2687	25.84	18.09	2	2
5	5	Common Element Condo	2544 / 27383	1956 / 21055	4500 / 48438	782 / 8417	273.5 / 2944	34.98	17.22	0	1
6	6	Common Element Condo	2287 / 24613	2213 / 23824	4500 / 48438	1116 / 12016	273.5 / 2944	24.50	18.20	4	1
7	7	Common Element Condo	2469 / 26575	2031 / 21863	4500 / 48438	784 / 8441	266.53 / 2869	33.99	22.02	5	1
8	8	Common Element Condo	2469 / 26575	2031 / 21863	4500 / 48438	784 / 8441	266.53 / 2869	33.99	22.02	5	1
9	9	Common Element Condo	2829 / 30447	2171 / 23372	5000 / 53820	1134 / 12211	299.95 / 3229	26.44	45.99	3	4
Outside site boundary										0	1
Road										19	0
Easement										2	4
Total										64	21





WEST STREET ELEVATION - LOTS 2 TO 4



PLOT 1 FRONT ELEVATION -
FACING GORDON DRIVE

Raffi Konialian**File: OZ 12/002 W7****Agency Comments**

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

Agency / Comment Date	Comment
Region of Peel (February 15, 2013)	Comments detailed Regional servicing facilities in the vicinity of the site, acknowledged revision requirements to the Functional Servicing Report (FSR) necessary prior to site plan approval and garbage collection and agreement requirements. In addition, the Region advised of the need to protect Regional servicing easements from encroachments or obstructions and necessary servicing easement requirements to support the development as proposed.
Peel District School Board and Dufferin-Peel Catholic District School Board (February 19, 2013)	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 the adequate provision and distribution of educational facilities need not be applied for this development application. In addition, if approved, both School Boards also require that warning clauses with respect to temporary school and transportation arrangements be included in any Agreements of Purchase and Sale and the Development and/or Servicing Agreements.
Credit Valley Conservation (February 15, 2013)	The proposed development is traversed by Mary Fix Creek and is therefore partially within its Regulated Area and subject to the Authority's Development, Interference within Wetlands, and Alterations to Shorelines and Watercourses Regulation. The subject lands are also located within a Residential Woodlands area as indicated on Schedule 3 Environmental Areas of the Mississauga Official Plan (2011). CVC staff are

Raffi Konialian

File: OZ 12/002 W7

Agency / Comment Date	Comment
	<p>concerned that the development as proposed does not meet the intent of the Residential Woodland policies in terms of adequately protecting existing mature and significant trees and maintaining connectivity of the tree canopy which makes up this Residential Woodland.</p> <p>CVC Planning has reviewed the proposed Zoning By-law Amendment, Condominium Development Site Plan and Condominium Development Landscape Plan and advise that: revisions to the proposed zone standards are necessary to preserve and protect perimeter trees; no accommodations have been made for outside amenity structures (pools, decks and gazebos) for the future residents within the rear and side yards without additional, significant harm or loss of the trees; the landscape concept plan and the consulting arborist report conflict in terms of the number of trees to be preserved; and that efforts should be undertaken through the design and placement of dwellings on site, the identification of private amenity areas and long term tree preservation areas and in establishing appropriate grading and servicing plans to protect existing mature and significant trees on site.</p> <p>Revisions have been requested to the concept plans, draft zoning by-law amendment, EIS Report and Tree Preservation Report prior to the preparation of a Supplementary Report. Additional requirements pertaining to restoration of the natural hazard and other matters have been identified for inclusion in any required Servicing and/or Development Agreements, to be addressed prior to By-law Enactment. Additional requirements may be identified upon the review of outstanding information and will be outlined, as appropriate, within revised comments.</p>

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Agency / Comment Date	Comment
<p>City Community Services Department – Parks and Forestry Division/Park Planning Section (February 20, 2013)</p>	<p>Lands below the established Top of Bank and any buffer lands, as required by the City and CVC, shall be zoned Greenbelt and dedicated gratuitously to the City for long term conservation and natural hazard management.</p> <p>Should this application be approved, fencing, protective hoarding, and associated securities for the dedicated greenbelt lands will be required. Arrangements will be made to secure for any clean-up and reinstatement works that may be required within the adjacent greenbelt.</p> <p>Prior to by-law enactment, cash contribution for street tree planting will be required. Furthermore, 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 Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with City's Policies and By-laws.</p>
<p>City Community Services Department – Culture Division (February 19, 2013)</p>	<p>The property has archaeological potential due to its proximity to a watercourse or known archaeological resource. The proponent shall carry out an archaeological assessment of the subject property and mitigate, through preservation or resource removal and documenting, adverse impacts to any significant archaeological resources found. No grading or other soil disturbances shall take place on the subject lands prior to the approval authority and the Ministry of Tourism and Culture confirming that all archaeological resource concerns have met licensing and resource conservation requirements.</p> <p>In addition, photographic documentation of the existing property has been requested.</p>
<p>City Community Services Department – Fire and Emergency Services Division (February 15, 2013)</p>	<p>Fire has reviewed the rezoning application from an emergency response perspective and has no concerns; emergency response time and site water supply availability are acceptable.</p>

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Agency / Comment Date	Comment
City Transportation and Works Department (January 28, 2013)	<p>This department advised that a Noise Control Study has been received which concludes, that with the use of appropriate attenuation measures and warning clauses the proposed development can be adequately attenuated from the surrounding noise sources in accordance with City, Regional and Ministry of Environment (MOE) guidelines.</p> <p>It was also indicated that minor revisions are required to the Site Servicing Plan and Condominium Development Plan. The Functional Servicing Report and Phase 1, Environmental Evaluation are satisfactory, however approval from the Credit Valley Conservation will be required prior to a Supplementary Meeting.</p> <p>The applicant has confirmed that the proposal for the interior eight lots fronting the future private cul-de-sac road is to be developed as a Common Element Condominium.</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> <ul style="list-style-type: none"> - Bell Canada - Enersource Hydro Mississauga - Rogers Cable - Credit Valley Hospital - Canada Post
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> - Development Services - Realty Services - Hydro One Networks - Conseil Scolaire de District Catholique Centre-Sud - Conseil Scolaire de District Centre-Sud-Ouest - Enbridge Gas Distribution - Trans-Northern Pipelines - The Trillium Health Centre

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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 6 1 Grade 7 to Grade 8 1 Grade 9 to Grade 12/OAC School Accommodation: <ul style="list-style-type: none"> Floradale Public School <ul style="list-style-type: none"> Enrolment: 725 Capacity: 711 Portables: 2 Queen Elizabeth Senior Public School <ul style="list-style-type: none"> Enrolment: 355 Capacity: 262 Portables: 5 Port Credit Secondary School <ul style="list-style-type: none"> Enrolment: 1,215 Capacity: 1,203 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"> 1 Junior Kindergarten to Grade 8 1 Grade 9 to Grade 12/OAC School Accommodation: <ul style="list-style-type: none"> St. Catherine of Siena <ul style="list-style-type: none"> Enrolment: 600 Capacity: 627 Portables: 0 St. Martin <ul style="list-style-type: none"> Enrolment: 943 Capacity: 1,026 Portables: 0

Raffi Konialian

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Applicable Mississauga Official Plan (2011) Policies

Cooksville [Neighbourhood Character Area]

Section 16.1.2.1

To preserve the character of lands designated Residential Low Density I and Residential Low Density II, the minimum frontage and area of new lots proposed along the periphery of a draft plan of subdivision, or which are subject to a consent application, will generally represent the greater of:

- a. the average lot frontage and lot area of residential lots on both sides of the same street within 120 m (393.7 ft.) of the subject property. In the case of a corner lot, lots on both streets within 120 m (393.7 ft.) will be considered; or
- b. the requirements of the Zoning By-law.

Section 16.6.5.4.1

The lands identified as Special Site 4 are located west of Hurontario Street, south of Queensway West.

Section 16.6.5.4.2

Notwithstanding the provisions of the Residential Low Density I designation, the following additional policies will apply:

- a. preserve and enhance the generous front, rear and side yard setbacks;
- b. ensure that existing grades and drainage conditions are preserved;
- c. encourage new housing to fit the scale and character of the surrounding area, and take advantage of the features of a particular site, i.e. topography, contours, mature vegetation;
- d. garages should be recessed or located behind the main face of the house. Alternatively, garages should be located in the rear of the property;
- e. ensure that new development has minimal impact on its adjacent neighbours with respect to overshadowing and overlook;
- f. encourage buildings to be one to two (1-2) storeys in height. The design of the building should de-emphasize the height of the house.

Direct Growth

Section 5.1.7

Mississauga will protect and conserve the character of stable residential Neighbourhoods.

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Section 5.3.5.1

Neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved.

Section 5.3.5.5

Intensification within Neighbourhoods 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.

Build a Desirable Urban Form

Section 9.1.3

Infill and redevelopment within Neighbourhoods will respect the existing planned character.

Section 9.2.2.4

While new development need not mirror existing development, new development in Neighbourhoods will:

- a. respect existing lotting patterns;
- b. respect the continuity of front, rear and side yard setbacks;
- c. respect the scale and character of the surrounding area;
- d. minimize overshadowing and overlook on adjacent neighbours;
- e. incorporate stormwater best management practice;
- f. preserve mature high quality trees and ensure replacement of the tree canopy; and
- g. be designed to respect the existing scale, massing, character and grades of the surrounding area.

Environmental Policies

Section 6.3.1.4

Residential Woodlands are areas within Neighbourhoods, generally in older residential areas with large lots that have mature trees forming a fairly continuous canopy. Some areas have minimal native understorey due to maintenance of lawns and landscaping.

Section 6.3.1.13

Development and site alteration will not be permitted within or adjacent to natural areas, Linkages and Special Management Areas unless it has been demonstrated that there will be no negative impacts to the features and ecological functions of the Natural Areas System.

Raffi Konialian

File: OZ 12/002 W7

Proposed Zoning Standards

	Base "R16" Standard	Proposed "R16-Exception" Standard
Maximum Dwelling Units	n/a	8
Minimum Lot Area	550 m ² (5,920 sq. ft.) - Interior 720 m ² (7,750 sq. t.) - Exterior	750 m ² (8,073 sq. ft.)
Minimum Lot Frontage – Interior Lot	15 m (49.2 ft.)	15 m (49.2 ft.)
Maximum Lot Coverage	35%	35%
Minimum Front Yard	7.5 m (24.6 ft.)	5 m (16.4 ft.)
Minimum Front Yard to a Garage	7.5 m (24.6 ft.)	6 m (19.7 ft.)
Minimum Interior Side Yard	1.81 m (5.9 ft.)	1.5 m (4.9 ft.)
Minimum Rear Yard – Interior Lot	7.5 m (24.6 ft.)	5.5 m (18 ft.)
Maximum Height	10.7 m (35 ft.)	10.7 m (35 ft.)
An attached garage shall be provided on each lot	Attached or Detached permitted	Yes
Minimum Visitor Parking Spaces	0.25 spaces per unit (2 spaces)	3

