

**SUBJECT:** INFORMATION REPORT  
Cornell Rouge Development Corp.  
Zoning By-law Amendment application to rezone certain  
lands within draft plan of subdivision 19TM-08002  
North of Highway 7, west of Donald Cousens Parkway  
File Number: ZA.13-116402

**PREPARED BY:** Stephen Kitagawa, Senior Planner, East District

**REVIEWED BY:** David Miller, Manager, East District

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**RECOMMENDATION:**

- 1) That the report dated September 10, 2013, entitled "Information Report, Cornell Rouge Development Corp., Zoning By-law Amendment application to rezone certain lands within draft plan of subdivision 19TM-08002, north of Highway 7, west of Donald Cousens Parkway, File Number: ZA.13-116402", be received.

**EXECUTIVE SUMMARY:**

Not applicable.

**PURPOSE:**

The purpose of this report is to provide background information regarding the application for rezoning in the Cornell Community. This report contains general information in regards to applicable OP or other policies as well as other issues and the report should not be taken as Staff's opinion or recommendation on the application.

**BACKGROUND:**

The subject application pertains to a total of 194 single detached units that form part of draft plan of subdivision 19TM-08002. The lands are located north of Highway 7, west of Donald Cousens Parkway (Figure 1).

The surrounding context is as follows:

- To the northwest is existing residential development (previous phases of Cornell Rouge Development Corp.)
- To the south, across Highway 7, are undeveloped lands designated Avenue Seven Corridor-Mixed Residential .
- To the west, across Cornell Centre Blvd., is a draft approved plan of subdivision by Wykland Estates Ltd (19TM-10002).
- To the northeast, across Donald Cousens Parkway and Reesor Road, are agricultural lands which form part of the Rouge Park.

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**Proposal**

Cornell Rouge Development Corp. submitted this rezoning application to increase the driveway widths on lots accessed by a lane, with frontages of a minimum of 9.0 metres (29.5 ft), but less than 11 metres (36 ft.). They are proposing to increase the minimum driveway widths from a maximum 3.5 metres (11.4 ft) to a maximum of 6.1 metres (20 ft). The 6.1 metre (20 ft.) width will allow a two car garage (Figure 6), whereas the 3.5 metre (11.4 ft) maximum width only allows a single car garage (Figure 5). This proposal applies to lots within phase 4 of draft plan of subdivision 19TM-08002 and future low rise development lands located within the draft plan, to the north and west of Phase 4 (Figure 4). The draft plan was draft approved by the City on April 13, 2010. Phase 4 is comprised of three sub-phases, Phase 4A, 4B and 4C. Phase 4A, registered in May 2011, is currently in the house construction stage, Phase 4B, registered in November 2012, is expected to have house construction start later this year, Phase 4C also registered in November 2012, is expected to have servicing work start later this year.

The proposal does not alter the road and lotting pattern or the number of units in the approved draft plan. The proposed amendment will allow for a design modification option for lots with a minimum frontage of 9 metres (29.5 ft), but less than 11 metres (36 ft.). The proponent is proposing that the garages, which are attached to the dwelling, also be attached on one side to another garage on the abutting the property. In this configuration, the homes will be considered as semi-detached dwellings.

**Official Plan and Zoning**

The City's Official Plan designates the lands Urban Residential. The Cornell Secondary Plan designates the lands Residential Neighbourhood. The lands are zoned Residential Two\*190\*192 (Hold 1) [R2\*190\*192(H1)] and Residential Two\*190\*192 (R2\*190\*192) by By-law 177-96, as amended (Figure 2). A zoning by-law amendment is required to permit the proposed double car garages.

Exception \*190 is a standard exception which outlines additional development standards applicable to Cornell. This includes provisions for coach houses, specific zone standards and special parking provisions.

Exception \*192 is an exception also already in use in Cornell for development standards for single detached dwellings on corner lots, interior lots having a lot frontage of less than 11 metres and semi-detached dwellings with attached private garages.

**OPTIONS/ DISCUSSION:****By-law currently restricts lots with frontages of 9 metres or less lots to a single car garage**

The purpose of the zoning by-law amendment is to allow a double car garage on their lots that have a minimum lot frontage of 9 metres (29.5 ft), but less than 11 metres (36 ft.) as shown on Figure 6. The by-law currently requires lots with minimum frontages of 9 metres (29.5 ft.) or less to have a maximum garage and driveway width of 3.5 metres (11.4 ft). The applicant has indicated that all of their product that they are proposing

double car garages for will have a minimum lot frontage of 9 metres (29.5 ft.), but less than 11 metres (36 ft.). The by-law also requires garages to be setback 5.8 metres (19.0 ft) from the lane. This allows for a single car garage and a tandem parking space in the driveway leading out to the laneway (Figure 5).

The applicant indicates that purchasers interested in homes on the 9 metre (29.5 ft) lots are also interested in a double garage, instead of the tandem parking configuration.

In addition to increasing the driveway and garage width, to permit double car garages the by-law needs to be amended to reduce one of the garage side yard setbacks to zero metres.

Given that the applicant is proposing that the garages be attached not only to the house, but also attached to another garage, a 0 metre side yard setback for one side of the garage is required (Figure 6). Because the garages are attached to the adjacent garage, each of the dwellings will be considered as semi-detached. The zero metre side yard setback will allow enough space on the lot for the required of 35 square metres (376.7 ft<sup>2</sup>) of outdoor amenity space. Only the garage is proposed to be built on the lot line. The dwelling will be set back in accordance with the by-law requirements.

For lots with minimum frontages of 9 metre (29.5 ft.), but less than 11 metres, where two parking spaces are provided in an attached double car garage, the rear yard setback will be reduced from 5.8 metres (19.0 ft) to 0.6 metres (1.9 ft) and the maximum driveway width and garage width would be amended to be 6.1 metres (20 ft).

#### **Public meeting authorized by the CAO**

During the summer, the CAO has delegated authority to call a Public Meeting. On August 15, 2013, the CAO authorized a Public Meeting to consider the application for zoning by-law amendment.

#### **CONCERNS AND ISSUES TO BE RESOLVED:**

The Urban Design Section will need to be satisfied with the variety of setbacks proposed by the applicant.

#### **FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)**

Not applicable.

#### **HUMAN RESOURCES CONSIDERATIONS**

Not applicable.

#### **ALIGNMENT WITH STRATEGIC PRIORITIES:**

Not applicable.

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**BUSINESS UNITS CONSULTED AND AFFECTED:**

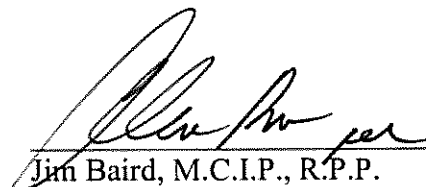
The proposal has been circulated to various City departments and external agencies and is currently under review. All conditions and requirements received will be reviewed and if appropriate, incorporated into the zoning by-law amendment, should it be approved.

**CONCLUSION:**

Staff recommend that a statutory Public Meeting be held to consider the proposed amendment.

**RECOMMENDED BY:**

  
Biju Karumanchery, M.C.I.P., R.P.P.  
Senior Development Manager

  
Jim Baird, M.C.I.P., R.P.P.  
Commissioner of Development Services

**ATTACHMENTS:**

Figure 1 – Location Map

Figure 2 – Area Context

Figure 3 – Air Photo

Figure 4 – Draft Approved Plan

Figure 5 – Existing Siting

Figure 6 – Proposed Siting

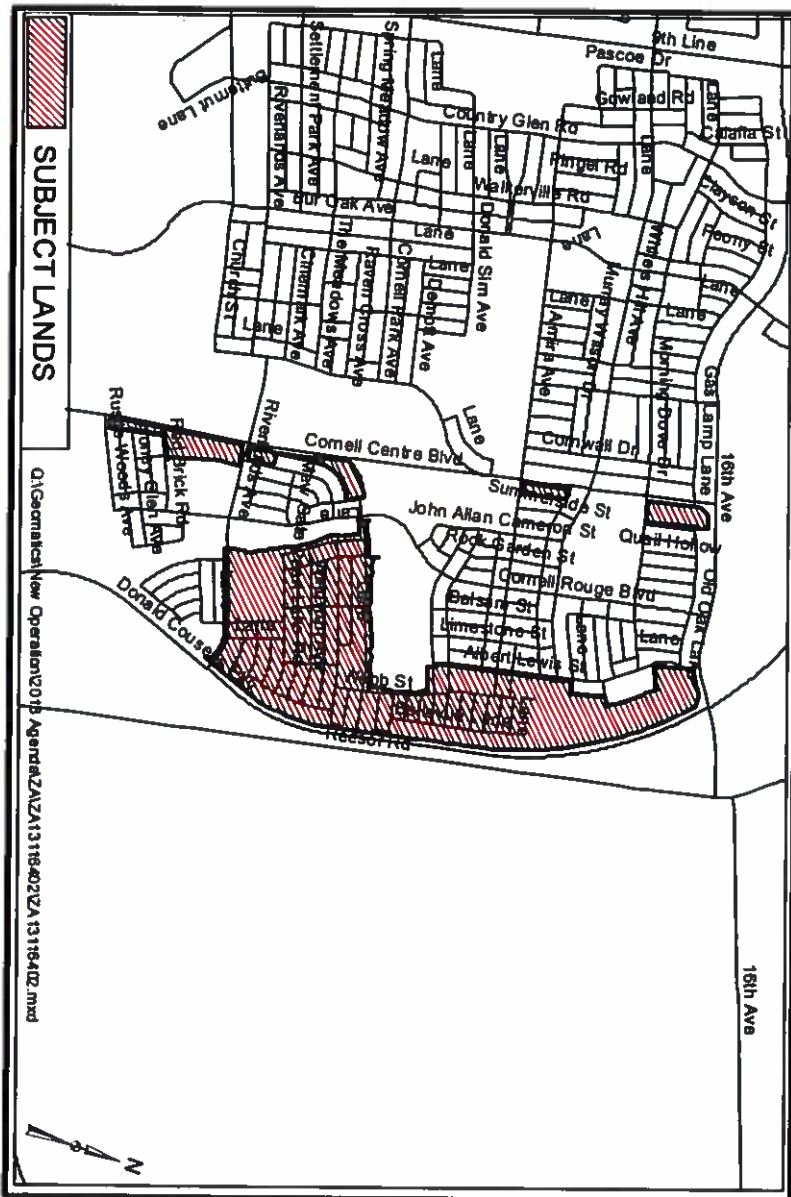
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**APPLICANT/AGENT:**

Cornell Rouge Development Corp  
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Toronto, ON  
M3S 3G2

Tel: 416-661-4000 ext 239  
Email: kevin@madisongroup.ca

File path: Amanda\File 13 116402\Documents\Preliminary Report



**SUBJECT LANDS**

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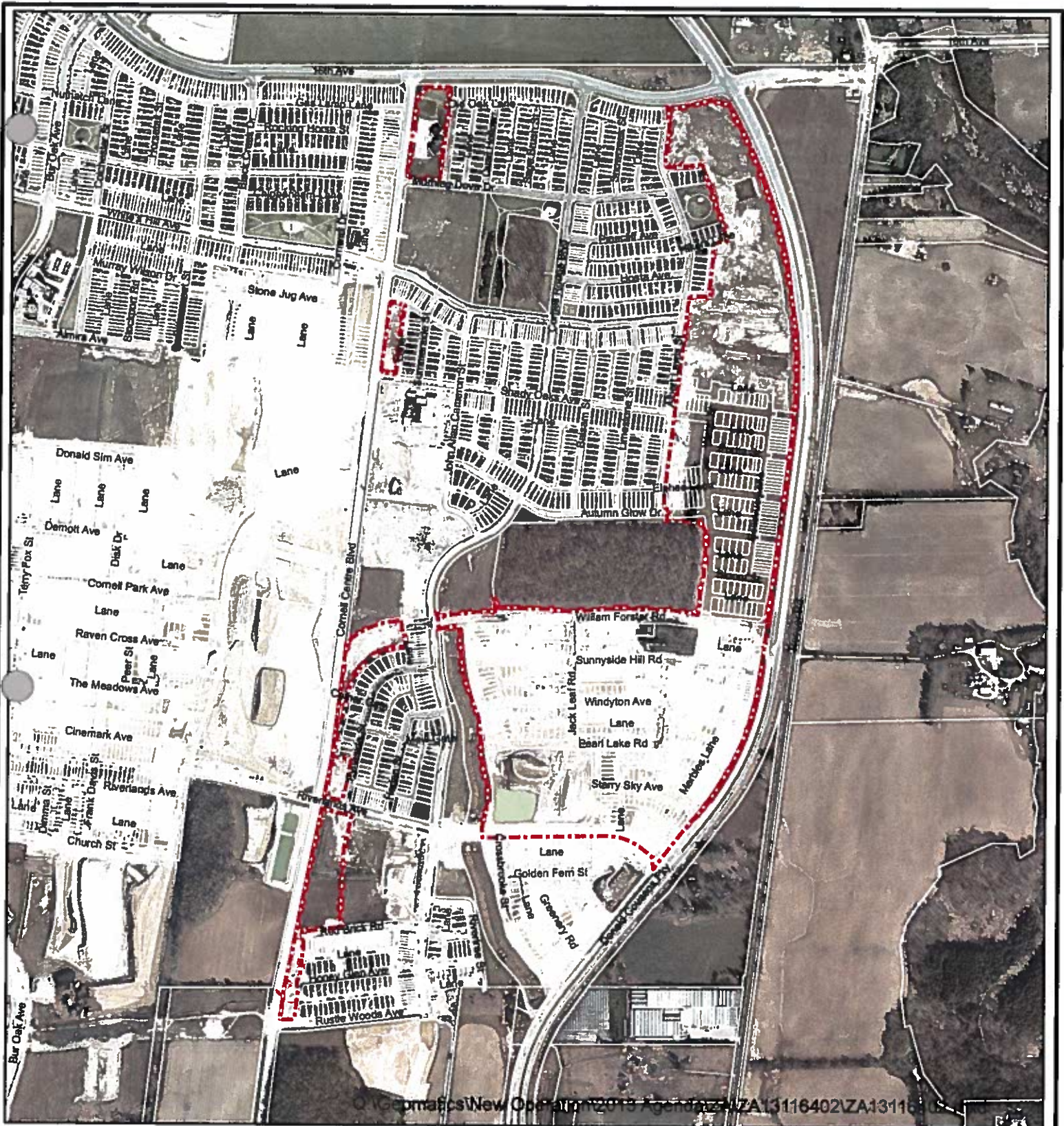
# AREA CONTEXT

APPLICANT: CORNELL ROUGE DEVELOPMENT CORP  
 SOUTH OF 16th AVE. EAST OF DONALD COUSENS PARKWAY

FILE No. ZA13116402(SK)

 SUBJECT LANDS

DATE: 07/30/13



# AIR PHOTO 2012

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 SOUTH OF 16th AVE. EAST OF DONALD COUSENS PARKWAY

FILE No. ZA13116402(SK)

 SUBJECT LANDS

DATE: 07/30/13





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# DRAFT APPROVED PLAN 19TM-08002

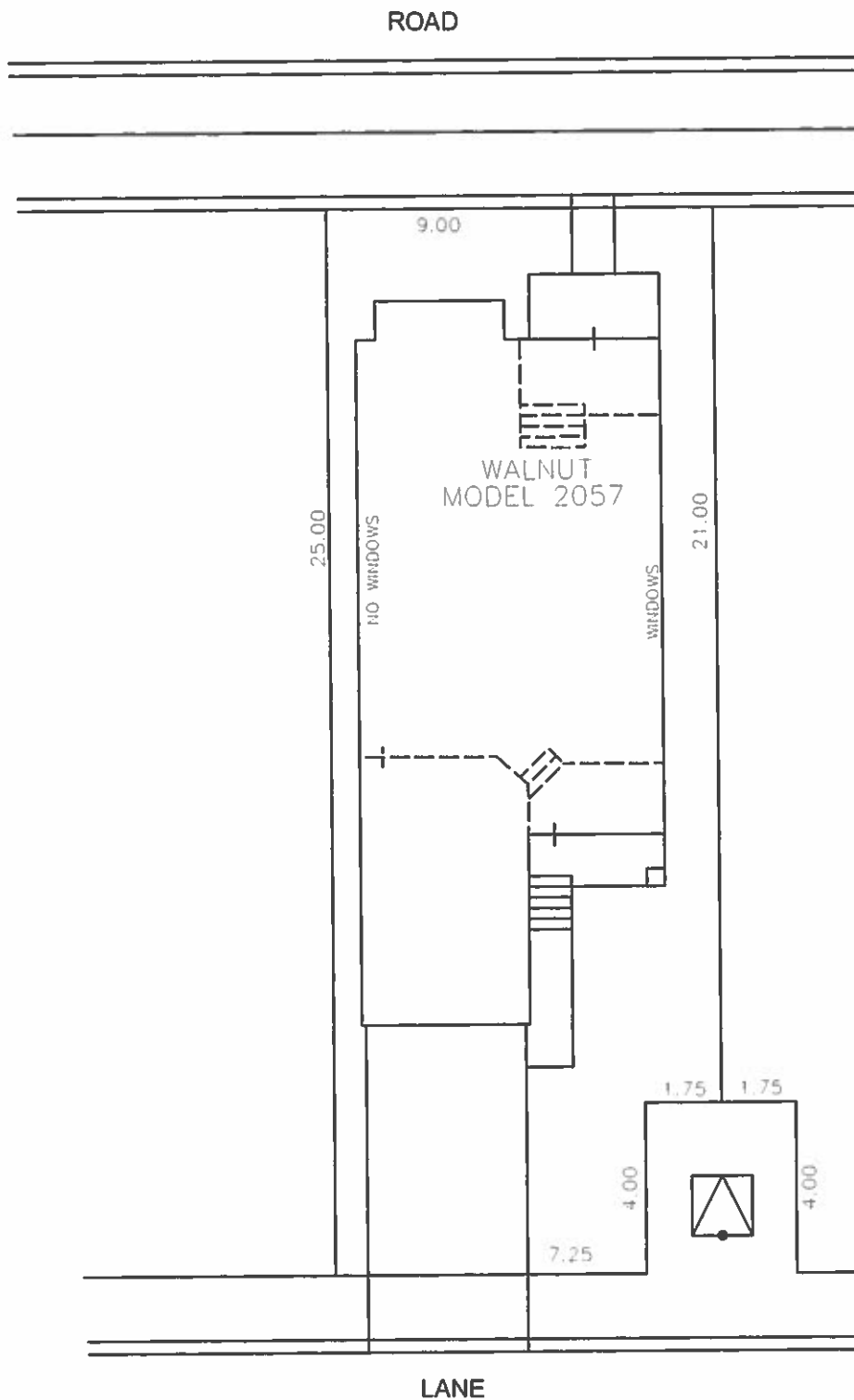
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 AREA OF  
 DRAFT APPROVAL

DATE: 07/30/13





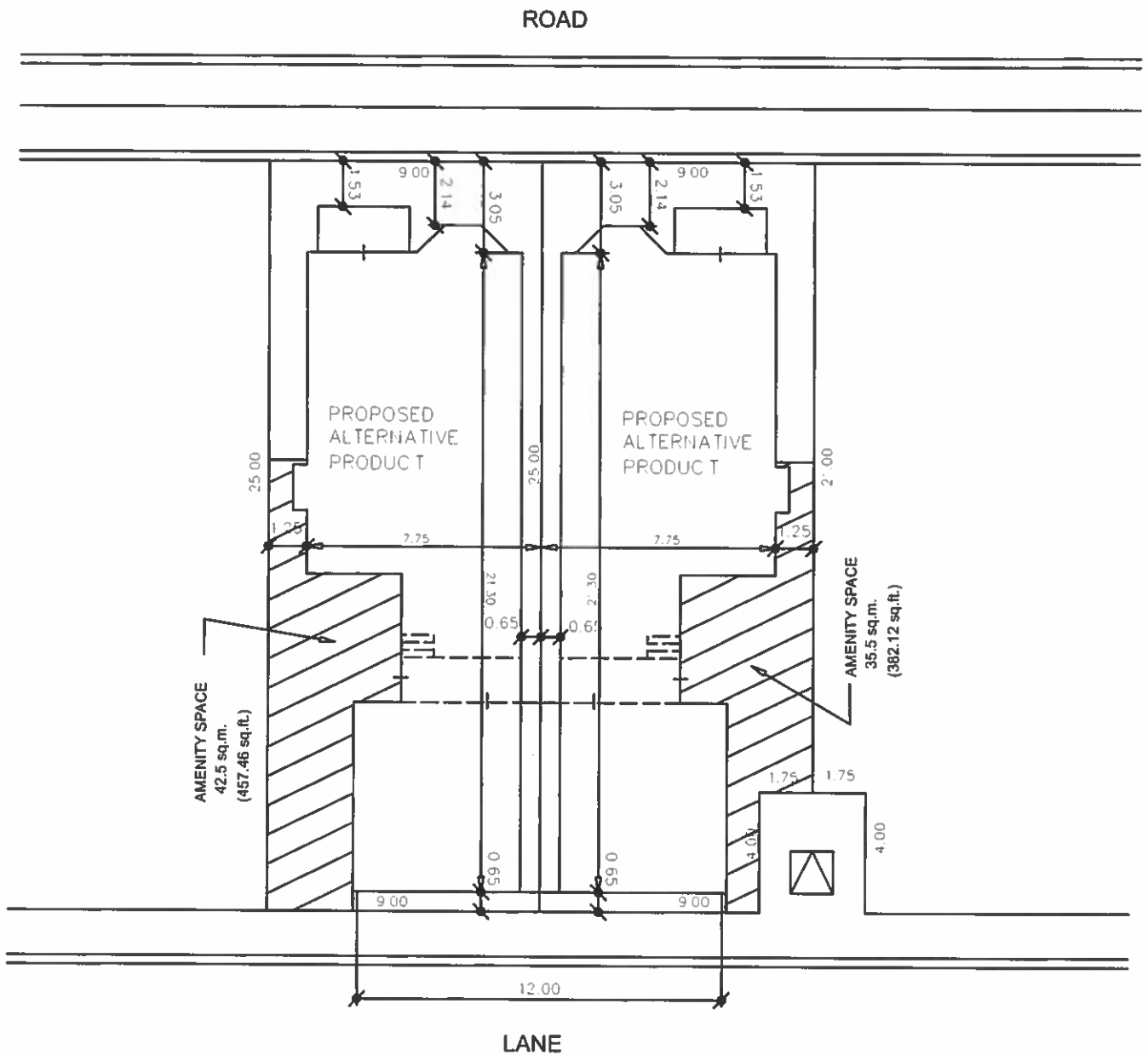
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# EXISTING SITING

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DATE: 07/30/13



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# PROPOSED SITING

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DATE: 07/30/13