



Handwritten signatures in black ink, including one that appears to be 'B. Karumanchery' and another that is less legible.

TO: Andy Taylor, Chief Administrative Officer  
FROM: Biju Karumanchery, Senior Development Manager  
PREPARED BY: Stephen Kitagawa, Senior Planner, East District  
DATE: August 15, 2013  
SUBJECT: 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

**RECOMMENDATION:**

- 1) That the CAO authorize staff to schedule a statutory Public Meeting for Cornell Rouge Development Corp, to rezone certain lands within draft plan of subdivision 19TM-08002, north of Highway 7, west of Donald Cousens Parkway.

**PURPOSE:**

The purpose of this memorandum is to provide preliminary information on the application and to seek authorization to hold a statutory Public Meeting. An Information report will be brought forward to Development Services Committee on the date prior to the Public Meeting.

**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.

## **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 proposed amendment will also 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 attached garages also be attached on one side to the adjacent garage on the abutting property. In this configuration, the homes will be considered as semi-detached dwellings, which will facilitate double garages on these lots.

The proposal does not alter the road and lotting pattern or the number of units in the approved draft plan.

## **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 and widened driveways.

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 the 9 metre lots to a single car garage**

The purpose of the zoning by-law amendment is to allow a double car garage on 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 they are proposing double car garages on all of their product with a minimum lot frontage of 9 metres (29.5 ft.), but less than 11 metres. The by-law also requires garages to be set back 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).

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). Consequently, each of the dwellings will be considered as semi-detached dwelling. 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).

**CONCERNS AND ISSUES TO BE RESOLVED:**

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

**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 addressed and 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.

**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

Google Link: <https://maps.google.ca/maps?hl=en&ll=43.890563,-79.212499&spn=0.022082,0.049567&t=h&z=15>

**APPLICANT/AGENT:**

Cornell Rouge Development Corp  
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# AREA CONTEXT

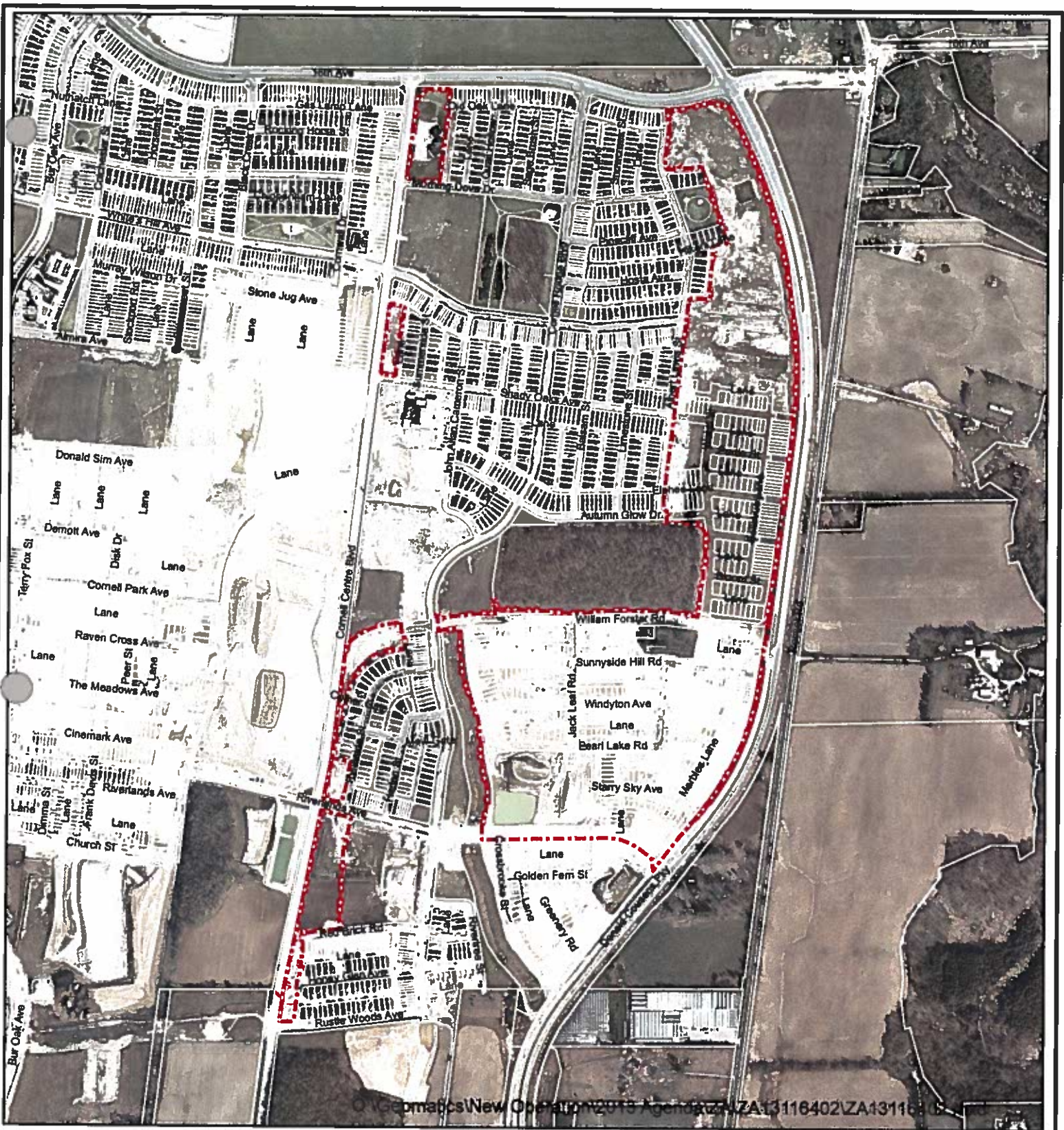
APPLICANT: CORNELL ROUGE DEVELOPMENT CORP  
 SOUTH OF 16th AVE. EAST OF DONALD COUSENS PARKWAY

FILE No. ZA13116402(SK)

 SUBJECT LANDS

DATE: 07/30/13





# AIR PHOTO 2012

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

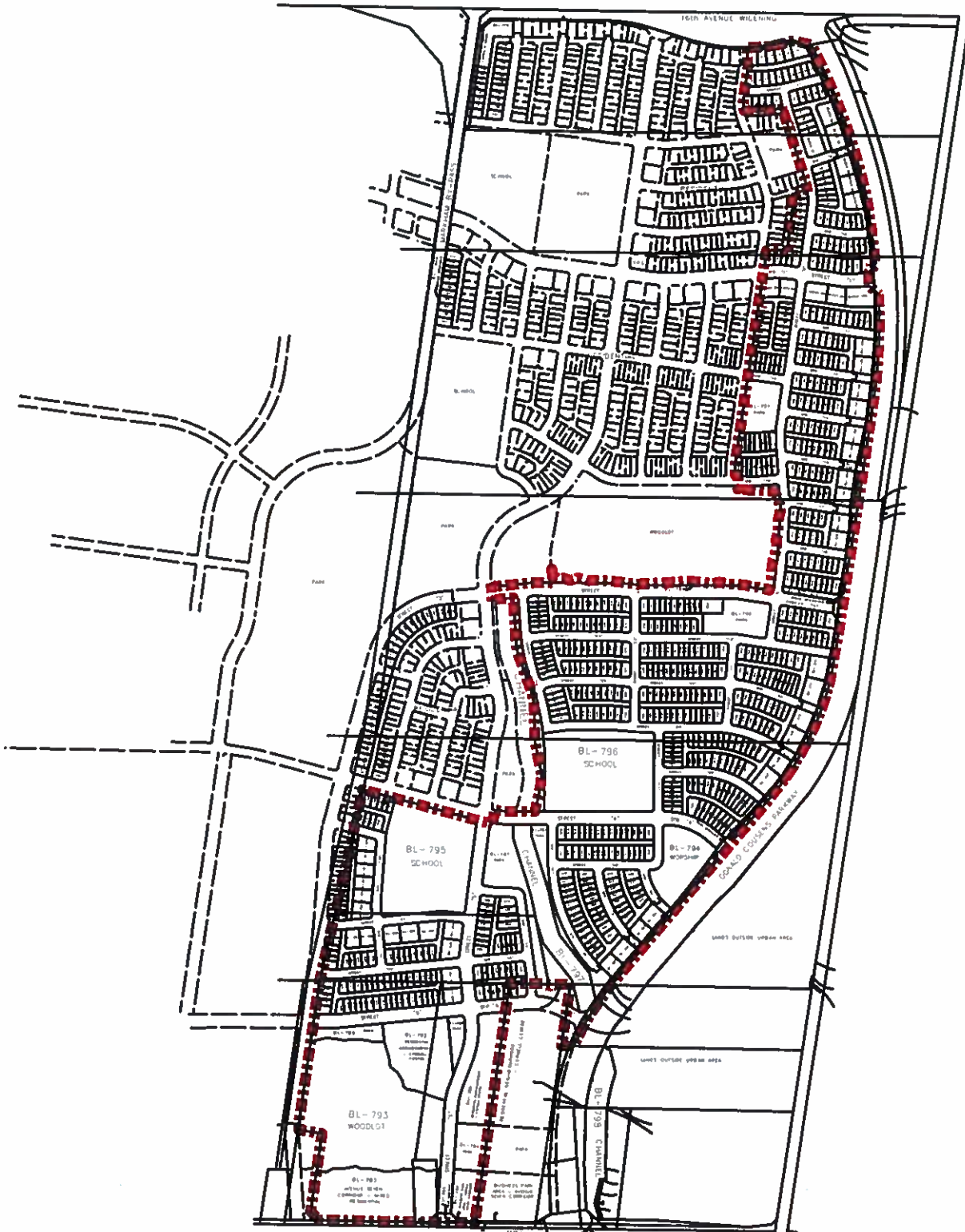
FILE No. ZA13116402(SK)

 SUBJECT LANDS

DATE: 07/30/13







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# DRAFT APPROVED PLAN 19TM-08002

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

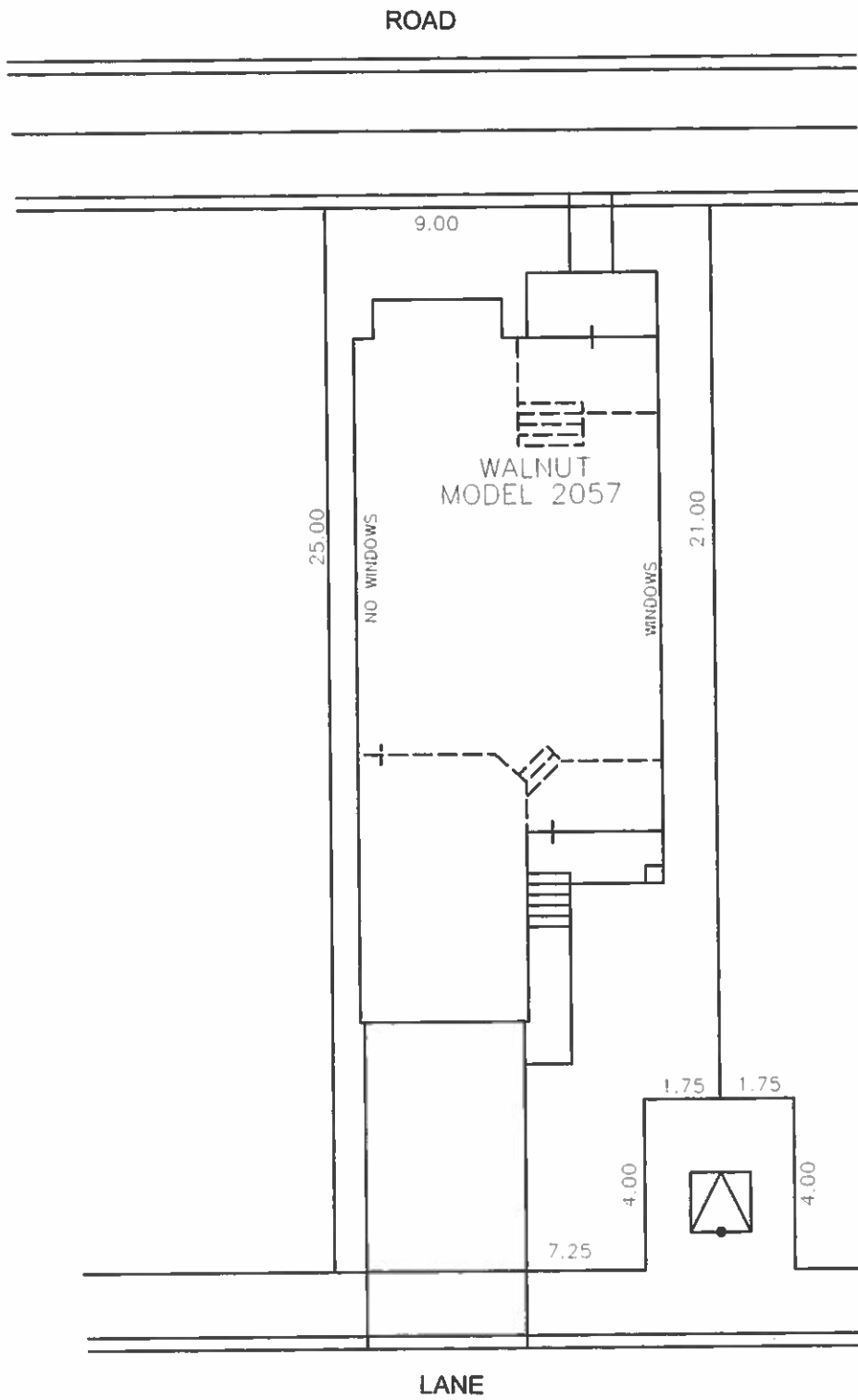
FILE No. ZA13116402(SK)

AREA OF  
 DRAFT APPROVAL

DATE: 07/30/13







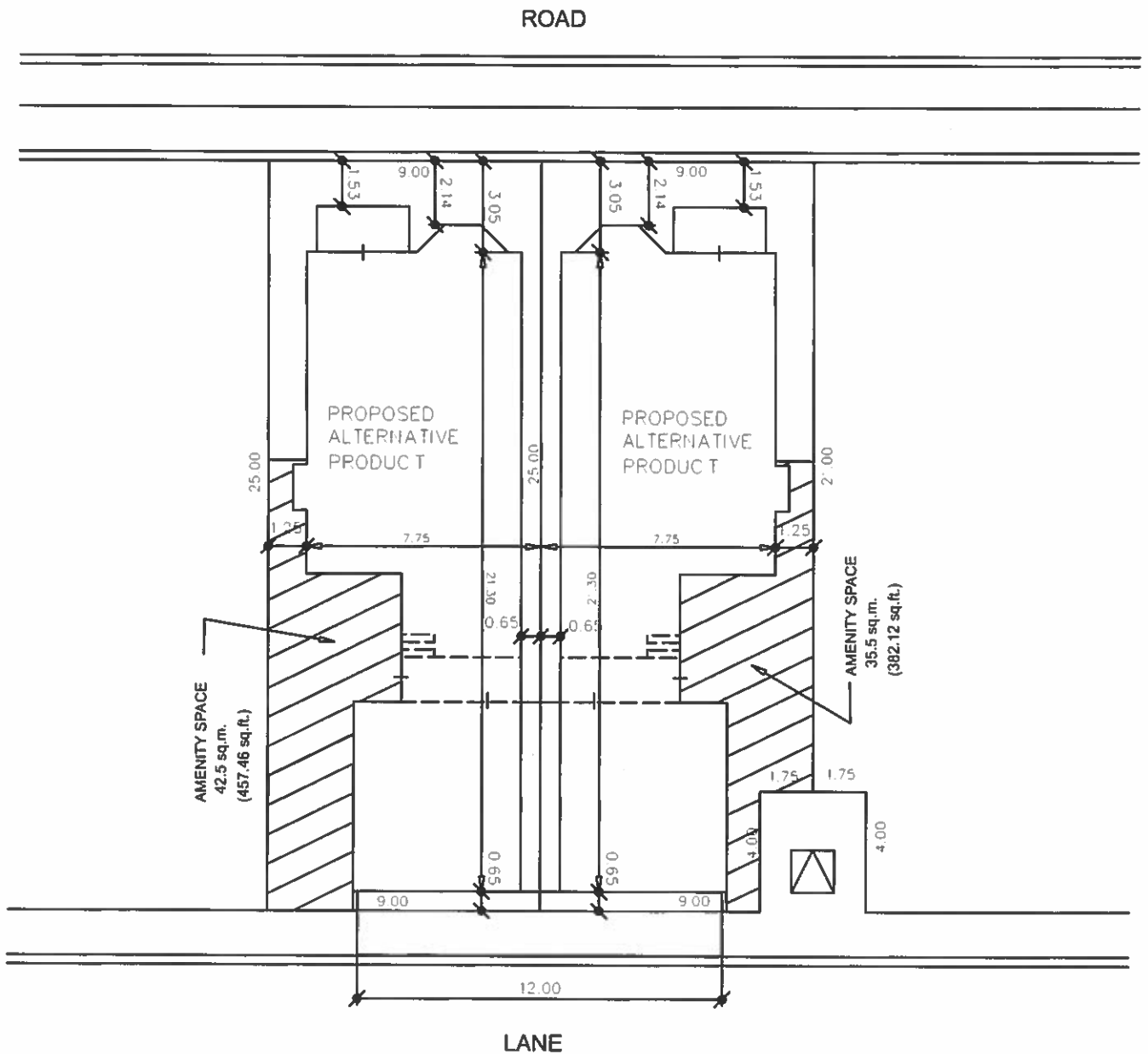
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# EXISTING SITING

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

FILE No. ZA13116402(SK)

DATE: 07/30/13



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# PROPOSED SITING

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

FILE No. ZA13116402(SK)

DATE: 07/30/13