



Corporate Report

Clerk's Files

Originator's
Files OZ 11/016 W1

PDC SEP 04 2012

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**
Official Plan Amendment and Rezoning Applications
To permit a 138 unit, 4 storey condominium apartment
building
1224, 1230, 1236, 1240 Cawthra Road and
636 and 642 Atwater Avenue
Southwest corner of Atwater Avenue and Cawthra Road
Owner: Windcatcher Development Corporation
Applicant: Lethbridge & Lawson Inc.
Bill 51

Public Meeting **Ward 1**

RECOMMENDATION: That the Report dated August 14, 2012, from the Commissioner of Planning and Building regarding the application to amend the Official Plan from "Residential Medium Density I - Special Site 1" to "Residential High Density I - Special Site" and to change the Zoning from "R3-1" (Detached Dwellings – Typical Lots) to "RA1 – Exception" (Apartment Dwellings), to permit a 138 unit, 4 storey condominium apartment building under file OZ 11/016 W1, Windcatcher Development Corporation, 1224, 1230, 1236, 1240 Cawthra Road and 636 and 642 Atwater Avenue, be received for information.

REPORT HIGHLIGHTS:

- The applications have been made in order to allow the development of a 4 storey, 138 unit, condominium apartment building;
- Community concerns include impact of the proposed development on traffic and nearby overflowing creeks and the adequacy of visitor parking proposed;
- Prior to the Supplementary Report, matters to be addressed include the appropriateness of the proposed Official Plan and Zoning By-law amendments, resolution of design details, and submission and review of revised plans and technical materials.

BACKGROUND:

The above-noted applications have been circulated for technical comments and a community meeting was held on March 27, 2012.

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

COMMENTS:

Details of the proposal are as follows:

Development Proposal	
Applications submitted:	November 7, 2011 (Received) November 28, 2011 (Deemed complete) April 26, 2012 (Revised)
Existing on site:	1 detached dwelling
Height:	4 storeys
Lot Coverage:	36%
Floor Space Index:	1.44
Landscaped Area:	46%
Net Density:	190 units/ha (77 units/acre)
Gross Floor Area:	10 424 m ² (112,206 sq. ft.)
Number of units:	138 units

Development Proposal	
Anticipated Population:	337* *Average household sizes for all units (by type) for the year 2012 (city average) based on the 2008 Growth Forecasts for the City of Mississauga.
Parking Required:	178 resident parking spaces 28 visitor parking spaces
Parking Provided:	169 resident parking spaces, including 30 tandem spaces (all underground) 28 visitor parking spaces (underground, except for 6 surface spaces)
Supporting Documents:	Planning Justification Report Regulatory Spill Analysis Geotechnical Report Traffic Impact Study Functional Servicing and Stormwater Management Report Noise Feasibility Study Phase I & II Environmental Site Assessment Archeological Assessment

Site Characteristics	
Frontage:	87 m (285 ft.) - Atwater Avenue 69 m (226 ft.) - Cawthra Road
Depth:	87 m (285 ft.)
Lot Area:	0.725 ha (1.79 ac.)
Existing Use:	The site comprises of 6 residential lots, 1 of which currently accommodates a detached dwelling and the remainder being vacant lots.

Green Development Initiatives

The applicant has proposed that the site will accommodate rainwater harvesting for on-site irrigation and that the building will contain conduits in the parking areas to allow for charging stations for electric vehicles. In addition, high efficient lighting, low

flow fixtures and sustainable building practices and materials will be used in the construction of the proposed building. Additional information is provided in Appendices I-1 to I-10.

Neighbourhood Context

The subject property is located on the southwest corner of Atwater Avenue and Cawthra Road. The residential area is characterized by predominantly detached dwellings. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

North: St. Dominic's Church across Atwater Avenue

East: Across Cawthra Road, Cawthra Park Secondary School north of Atwater Avenue, townhouses, apartments and a remnant vacant parcel zoned to permit townhouses, stacked townhouses and/or apartment dwellings not exceeding 4 storeys in height

South: Detached dwellings and vacant lots further to the south

West: Detached dwellings

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

"Residential Medium Density I – Special Site 1" which permits detached, semi-detached and townhouse dwellings within a net density range of 25-37 units per net residential hectare (10-15 units per net residential acre). The policies stipulate that the assembly of separate parcels will be encouraged.

Residential Policies for Mississauga Plan

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.

Intensification Policies for Mississauga Plan

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.

Urban Design Policies for Mississauga Plan

3.18.2.5 – Building, landscaping and site design will create appropriate visual and functional relationships between individual buildings, groups of buildings and open spaces.

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.

Criteria for Site Specific Official Plan Amendments

Section 5.3.2 of Mississauga Plan contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:

- the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands;
- the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands;
- there is adequate infrastructure and community services to support the proposed development.

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; therefore, the existing Mississauga Plan (2003) remains in effect. While the existing Mississauga Plan (2003) is the plan of record against which the application is being reviewed, regard should also be given to the new Mississauga Official Plan (2011). Under the new Mississauga Official Plan, the subject lands are designated "**Residential Medium Density**". Should Mississauga Official Plan come into effect before these applications are approved, an amendment will be required to the new Plan to change the designation to "**Residential High Density**".

Proposed Official Plan Designation and Policies

"**Residential High Density - Special Site**" to permit an apartment building with a maximum height of four storeys and a maximum density of 190 units per net residential hectare (77 units per net residential acre).

Existing Zoning

"**R3-1 (Detached Dwellings – Typical Lots)**", which permits detached dwellings on lots with a minimum area of 550 m² (5,920 sq. ft.) and minimum lot frontage of 15 m (49.2 ft.) for interior lots and a minimum area of 720 m² (7,750 sq. ft.) and minimum lot frontage of 19.5 m (64 ft.) for corner lots.

Proposed Zoning By-law Amendment

"**RA1- Exception (Apartment Dwellings)**", to permit a 4 storey apartment building in accordance with the proposed zone standards contained within Appendix I-9.

COMMUNITY ISSUES

A community meeting was held by Ward 1 Councillor, Jim Tovey on March 27, 2012. Issues raised by the community are summarized below and will be addressed in the Supplementary Report:

- The volume of traffic, both present and future, and the queuing of vehicles at the signalized intersection;
- The accommodation of the appropriate number of visitor parking spaces;
- The impact of the development on the overflowing of nearby creeks;
- The inclusion of an apartment building within the context of detached dwellings.

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 proposed Zoning By-law amendment including the increased density and built form transition;
- resolution of design details and zoning standards;
- submission and review of revised plans and technical material including revised site, grading plans and landscape plans, and revised Stormwater Management Report.

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain other engineering and conservation matters with respect to storm drainage, noise attenuation, land dedications, boulevard improvements and streetscape and utility requirements 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 these applications.

ATTACHMENTS:

- Appendix I-1: Site History
- Appendix I-2: Aerial Photograph
- Appendix I-3: Excerpt of Mineola 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: Proposed Zoning Standards
- Appendix I-10: General Context Map

Edward R. Sajecki
Commissioner of Planning and Building

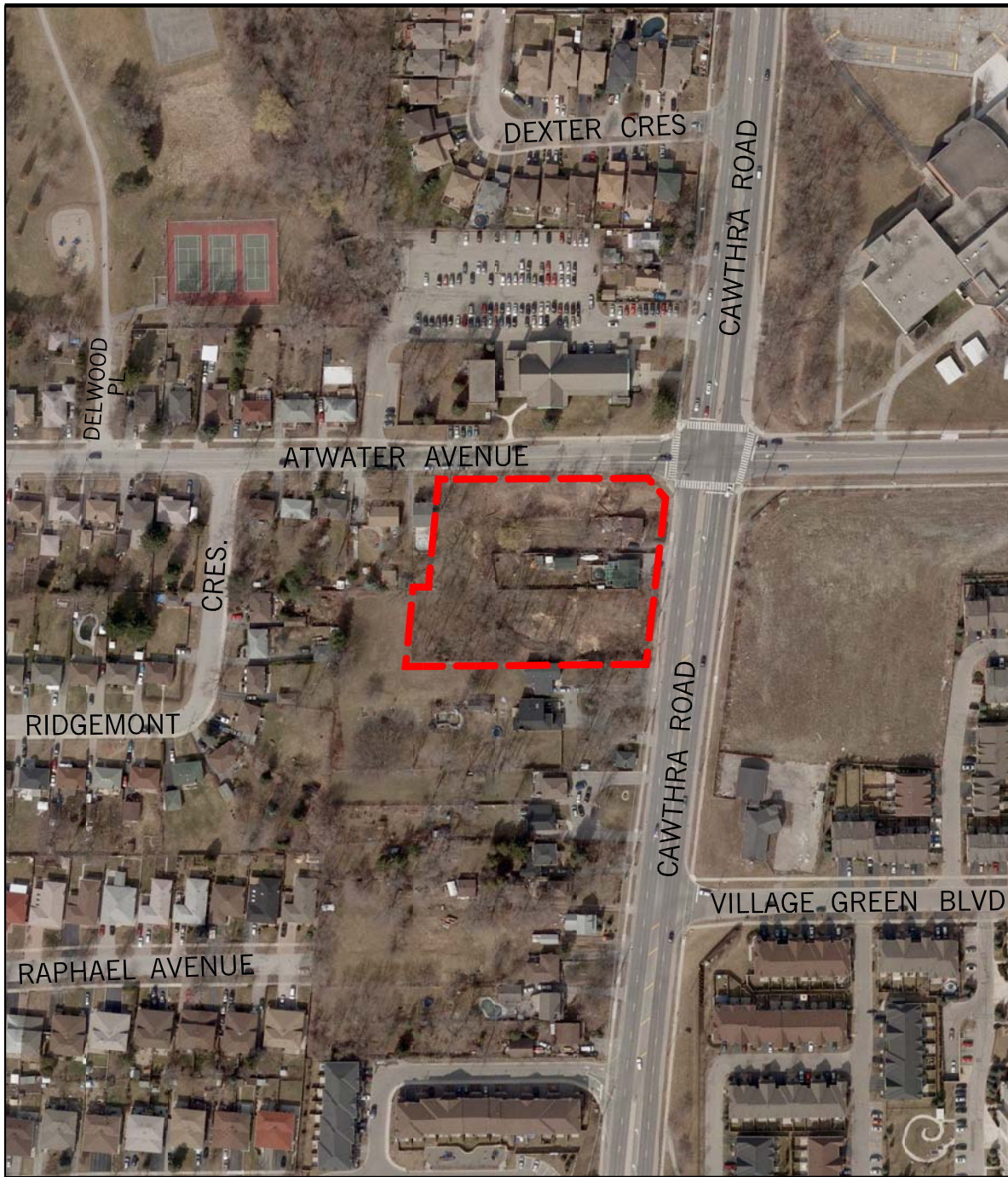
Prepared By: David Breveglieri, Development Planner

Windcatcher Development Corporation

File: OZ 11/016 W1

Site History

- May 5, 2003 – The Mineola District Policies and Land Use Map (Mississauga Plan) were partially approved with modifications by the Region of Peel. The subject lands were designated "Residential Medium Density I - Special Site 1".
- 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 "R3-1" (Detached Dwellings – Typical Lots).



LEGEND:

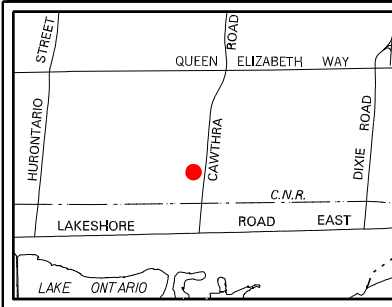


SUBJECT LANDS

DATE OF AERIAL PHOTO: 04 2011



SUBJECT: WINDCATCHER DEVELOPMENT CORPORATION

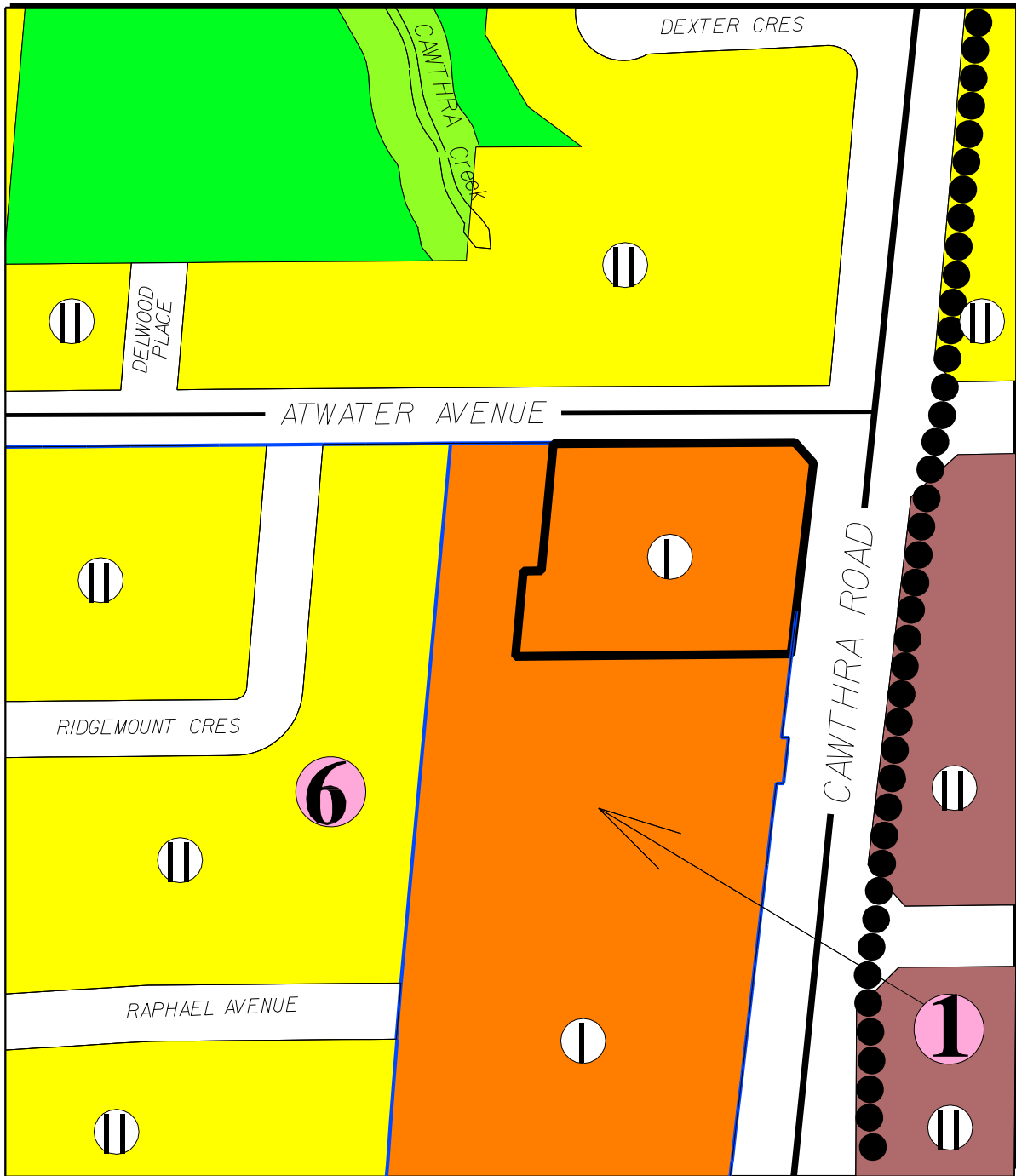


FILE NO:
OZ 11016 W1
DWG. NO:
11016A
SCALE:
1:2500
PDC DATE:
2012 09 04
DRAWN BY:
K. PROKOP

APPENDIX I-2

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics



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

LAND USE DESIGNATIONS

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

LAND USE LEGEND

- Regulatory Floodplain
- Planning District
- Special Site Areas (See Special Site Policies)

TRANSPORTATION LEGEND

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

Amendment No. 95 Appealed to the Ontario Municipal Board.

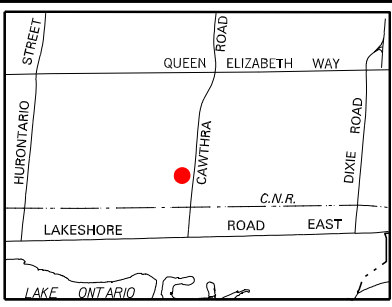
Delete and replace with Higher Order Transit Corridor

Amendment No. 95 Appealed to the Ontario Municipal Board

SUBJECT LANDS



SUBJECT: WINDCATCHER DEVELOPMENT CORPORATION



FILE NO:
OZ 11016 W1

DWG. NO:
11016L

SCALE:
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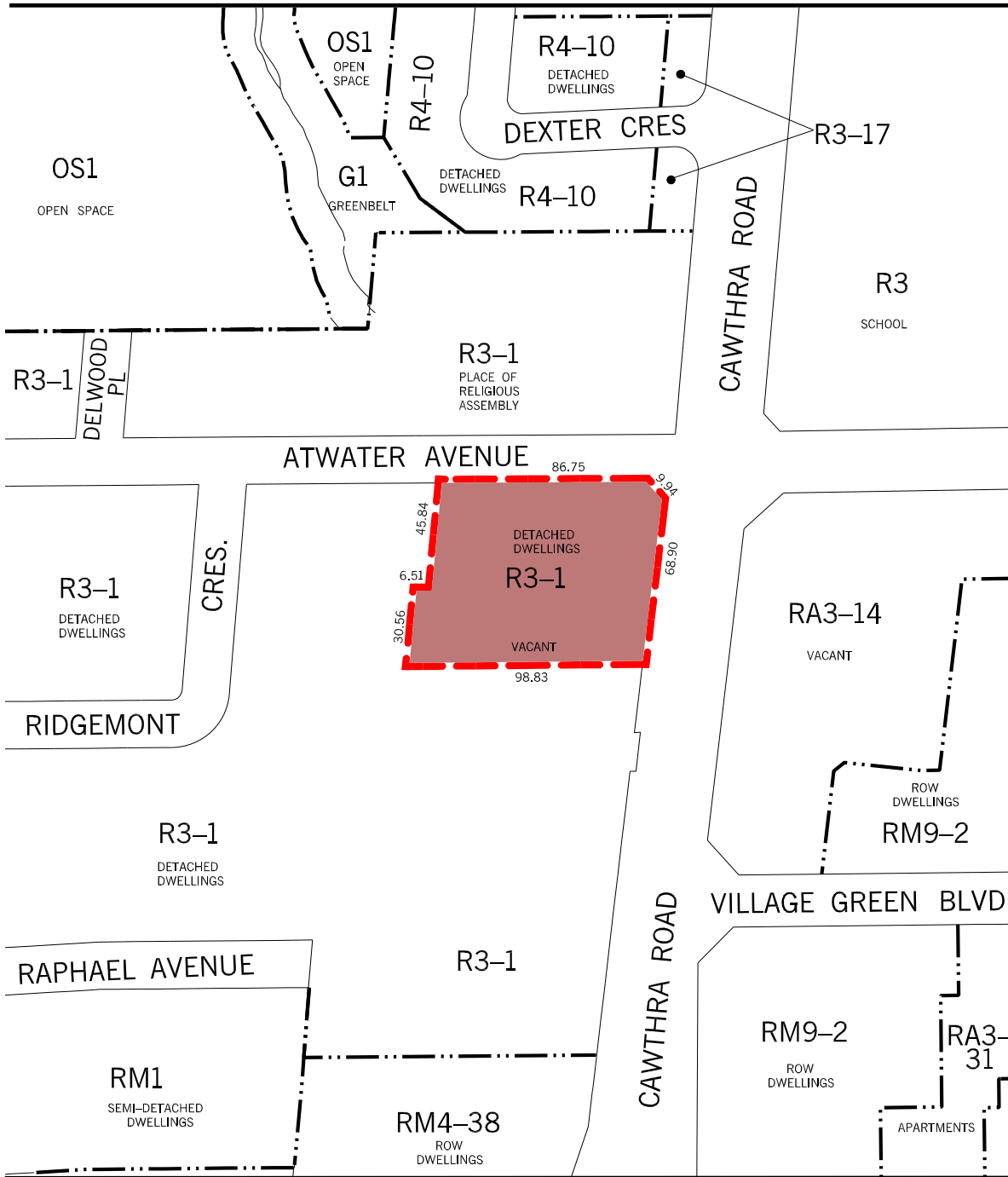
PDC DATE:
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DRAWN BY:
K. PROKOP


APPENDIX I-3

MISSISSAUGA
Planning and Building


Produced by
T&W, Geomatics



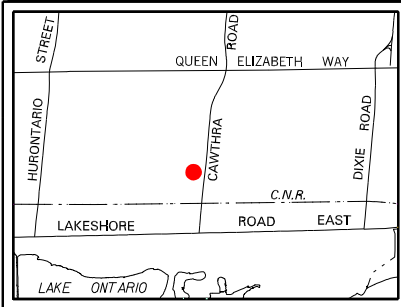
LEGEND:

 PROPOSED OFFICIAL PLAN AMENDMENT FROM "RESIDENTIAL-MEDIUM DENSITY 1-SPECIAL SITE 1" TO "RESIDENTIAL-HIGH DENSITY 1-SPECIAL SITE" AND PROPOSED REZONING FROM "R3-1" (DETACHED DWELLINGS-TYPICAL LOTS) TO "RA1-EXCEPTION" (APARTMENT DWELLINGS) TO PERMIT A 138 UNIT, 4 STOREY CONDOMINIUM APARTMENT BUILDING.

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



SUBJECT: WINDCATCHER DEVELOPMENT CORPORATION



FILE NO:
OZ 11016 W1

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11016R

SCALE:
1:2500

PDC DATE:
2012 09 04

DRAWN BY:
K. PROKOP

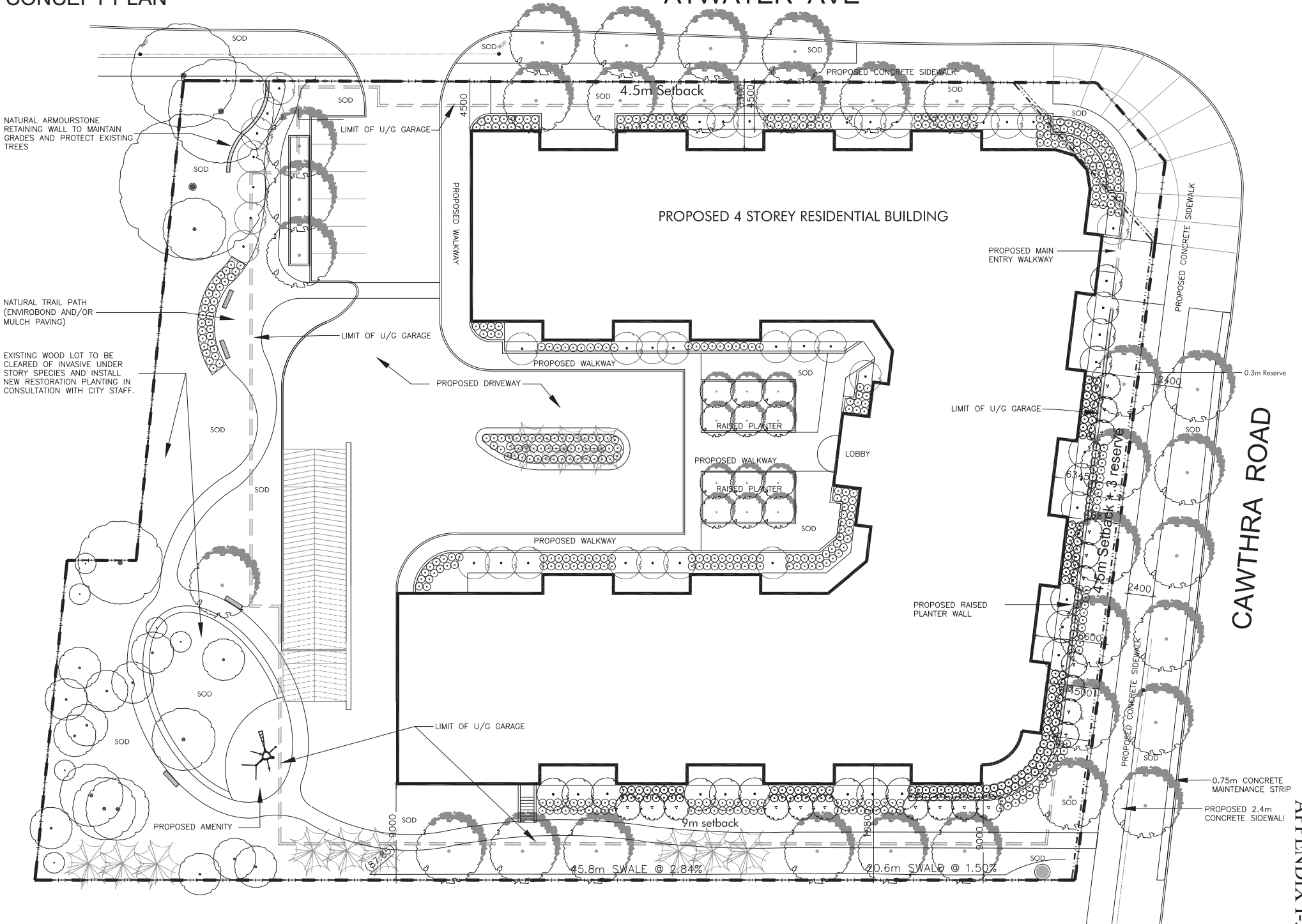
APPENDIX I-4

MISSISSAUGA
Planning and Building

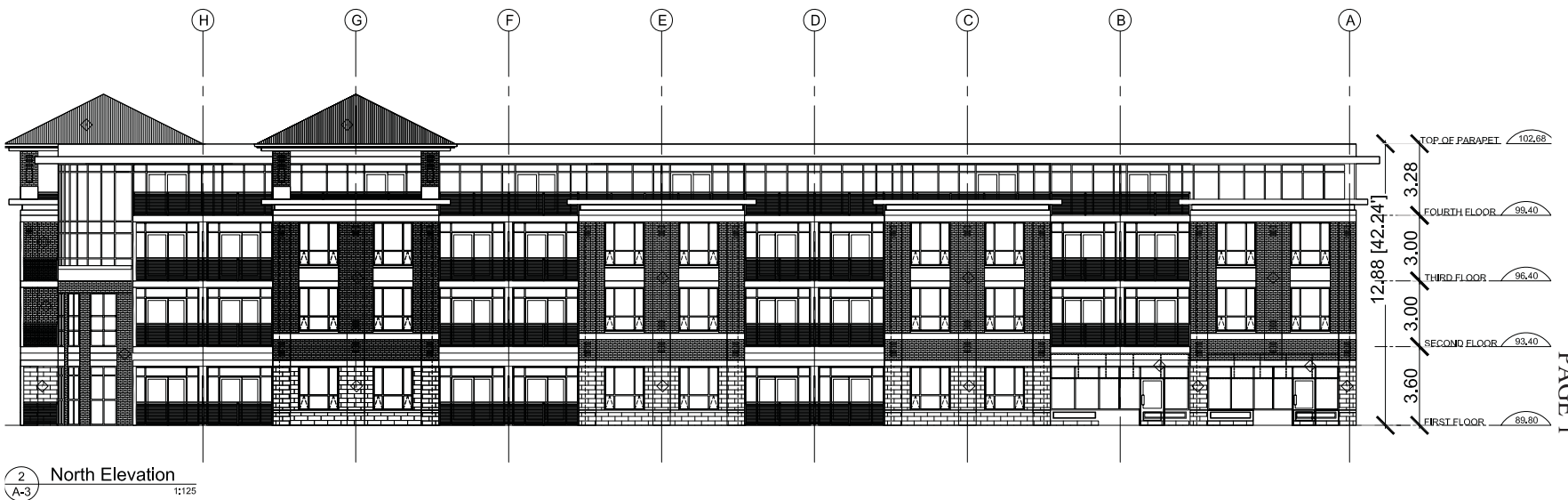
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T&W, Geomatics

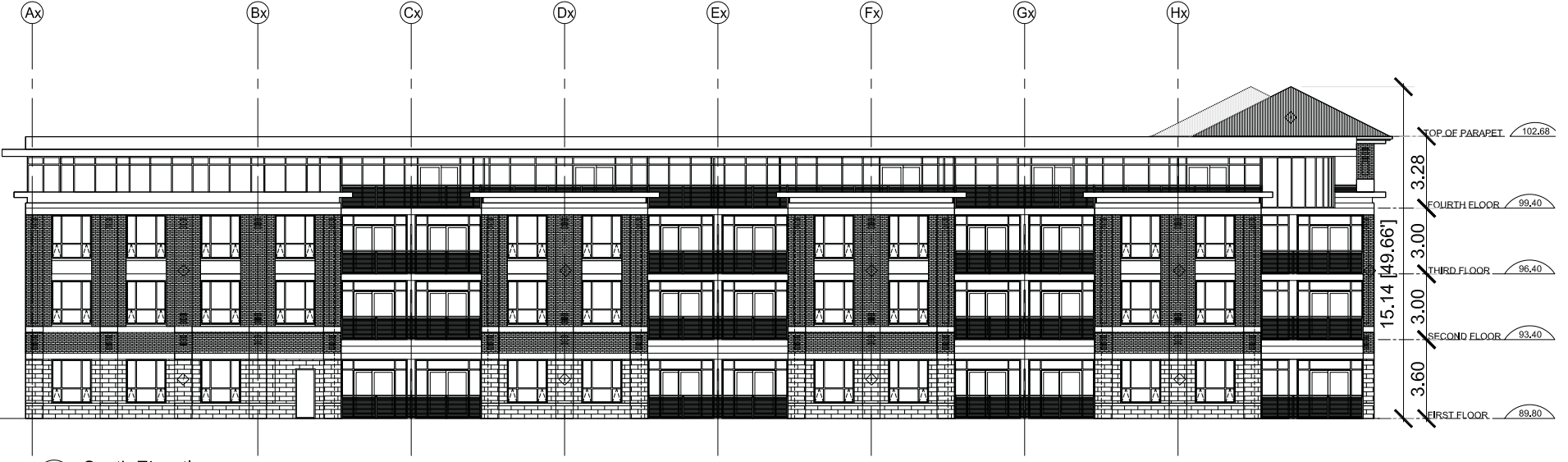
CONCEPT PLAN

ATWATER AVE

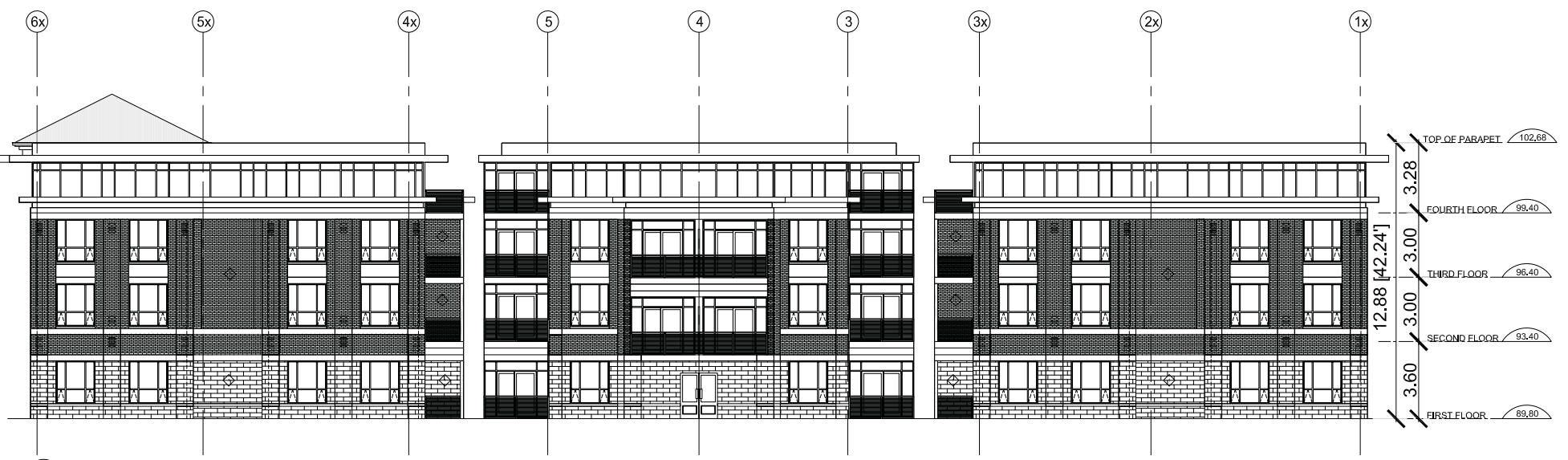


CAWTHRA ROAD

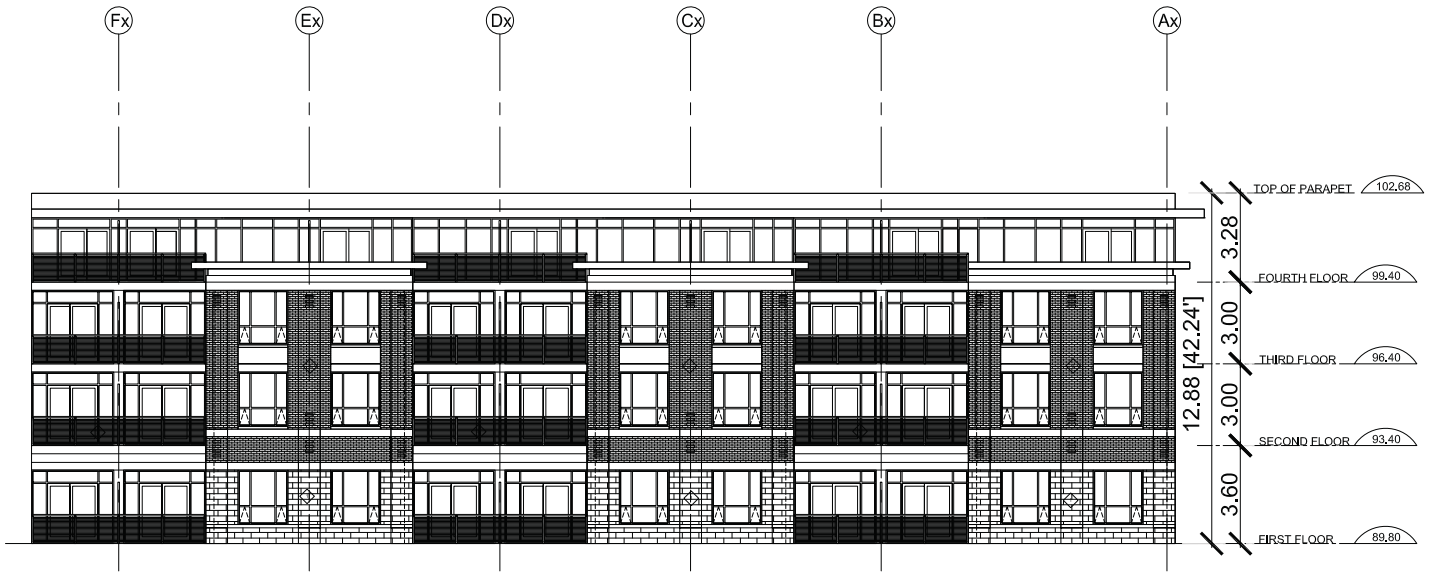




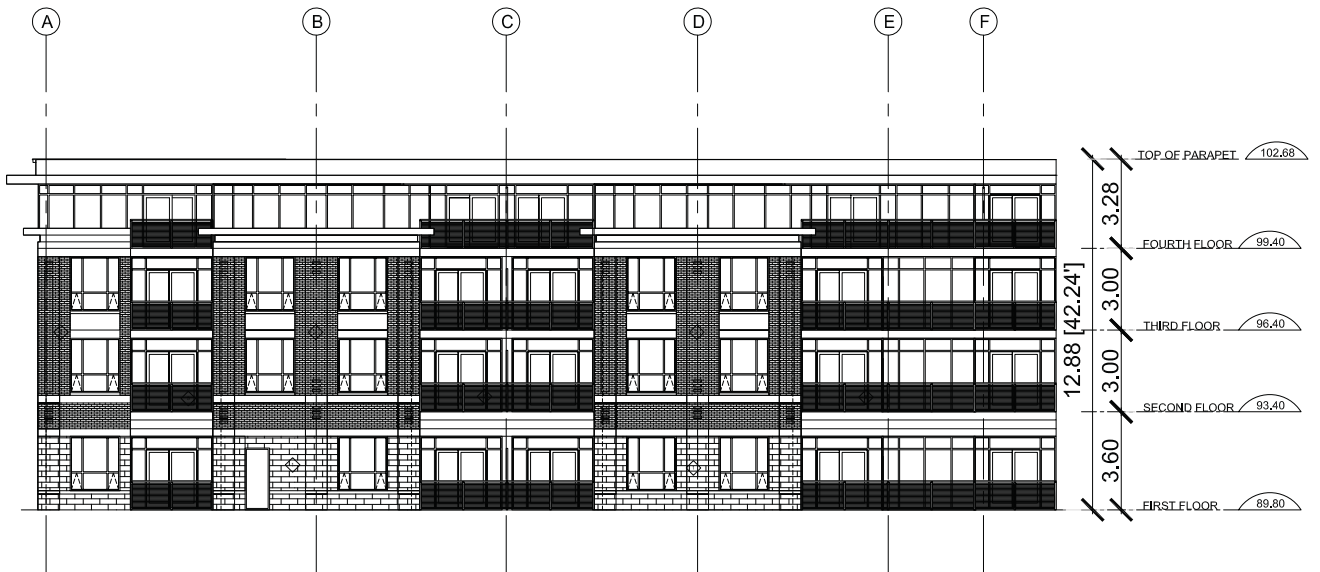
1 South Elevation
A-4 1:125



2 West Elevation
A-4 1:125



2 Inside South Elev.
A-5 1:125



2 Inside North Elev.
A-5 1:125

Windcatcher Development Corporation**File: OZ 11/016 W1****Agency Comments**

The following is a summary of comments from agencies and departments regarding these applications.

Agency / Comment Date	Comment
Region of Peel (July 31, 2012)	<p>The Region is in receipt of a Functional Servicing Report (FSR) dated November 2011, prepared by Sernas Associates. However, before it can be circulated for review, we require sanitary sewer flow calculations. In addition, we require revised water calculations to reflect the specific development. Currently they are generic and based on the site area. They must refer to the Fire Underwriters Survey documents. A fire flow test conducted at the nearest hydrant to the proposed development must also be included. The Region must be satisfied with the FSR in regards to sanitary and water capacity prior to final approval. We require an additional complete copy of the functional servicing report and storm water management report.</p> <p>An existing 150 mm (6 in.) diameter main is located on Atwater Avenue and a 300 mm (12 in.) diameter water main is located on Cawthra Road. An existing 250 mm (10 in.) diameter sanitary sewer is located on Cawthra Road. An existing 150 mm (6 in.) diameter sanitary sewer is located on Atwater Avenue, however connection to this main will not be permitted due to the size and function of this main.</p> <p>A Condominium Water Servicing Agreement may be required at Draft Plan of Condominium stage. This will be confirmed with the submission of the site servicing proposal.</p> <p>The waste collection vehicle access route throughout the complex indicating turning radii and turning areas is to be shown on a revised Site Plan drawing. The turning radius from the centre line must be a minimum of 13 m (42.6 ft.) on all turns. For waste collection vehicle dimensions and minimum turnaround requirements, please refer to Appendix 1 and Appendix 3 respectively of the Waste Collection Design Standards Manual.</p>

Windcatcher Development Corporation

File: OZ 11/016 W1

Agency / Comment Date	Comment
	<p>A minimum 18 m (59 ft.) straight head-on approach to the collection area will be required, which is to be the same width as the collection area. Refer to Appendix 4 of the Waste Collection Design Standards Manual for an illustration of these requirements. These changes are to be shown on a revised Site Plan drawing.</p> <p>Traffic Engineering have reviewed the Traffic Impact Study, and offer the following finding: extension of the east-west green time during weekday peak periods is recommended to better accommodate the eastbound left turn demand, particularly during the a.m. peak hour. While this extension can be either a direct addition to the existing phase or a short protected left turn phase, use of a protected phase should delay the pedestrian/student crossing of Cawthra Road and create a short period of unimpeded left turn flow.</p>
<p>Dufferin-Peel Catholic District School Board and the Peel District School Board (July 20, 2012)</p>	<p>Both School Boards responded indicating 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 development applications.</p> <p>In addition, if approved, both School Boards also require that warning clauses with respect to temporary school and transportation arrangement be included in any Agreement of Purchase and Sale and the Development and/or Servicing Agreements.</p>
<p>Credit Valley Conservation (July 20, 2012)</p>	<p>The subject lands are located within the Cawthra Creek flood spill zone. The applicant's engineer has provided a satisfactory report confirming that the site can be graded to direct the spill to the municipal right-of-way and not impact adjacent properties. The report also recommends that the proposed building openings are to be at the 89 m (292 ft.) geodetic elevation. Prior to the preparation of the Supplementary Report, the applicant's engineer is to confirm that the proposed building and grading of the lands meet CVC's floodproofing requirements.</p>

Windcatcher Development Corporation

File: OZ 11/016 W1

Agency / Comment Date	Comment
City Community Services Department - Parks and Forestry Division/Park Planning Section (May 11, 2012)	<p>The subject property is located within 300 m (984 ft.) of Dellwood Park (P-005) which contains a pathway system and play site. Prior to the Supplementary Report proceeding, a satisfactory streetscape plan is to be submitted.</p> <p>In the event that the applications are approved, prior to the issuance of building permits for each lot or block 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 1, 2012)	<p>Transportation and Works has confirmed receipt of a Site Plan, Stormwater Management Report, Site Servicing and Grading Plan, Noise Feasibility Study, Traffic Impact Review and Phase 1 and 2 Environmental Site Assessments.</p> <p>Prior to the Supplementary Report proceeding, the applicant has been requested to revise the plans to address certain grading concerns, technical discrepancies and to include additional details to clearly illustrate the proposal.</p> <p>The applicant has also been requested to update the Stormwater Management Report to evaluate the impact of the upstream Cawthra Creek overland flow drainage on the proposed development.</p> <p>Further detailed comments/conditions will be provided prior to the preparation of the Supplementary Report, 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 these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> - City of Mississauga - Fire Prevention - Canada Post - Rogers - Bell
	<p>The following City Department was circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> - Community Services Department – Culture Division

School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board																																								
<ul style="list-style-type: none"> • Student Yield: <table style="margin-left: 20px;"> <tr> <td>12</td> <td>Kindergarten to Grade 6</td> </tr> <tr> <td>6</td> <td>Grade 7 to Grade 8</td> </tr> <tr> <td>13</td> <td>Grade 9 to Grade 12/OAC</td> </tr> </table> • School Accommodation: <p>Janey I. McDougald P.S.</p> <table style="margin-left: 20px;"> <tr> <td>Enrolment:</td> <td>514</td> </tr> <tr> <td>Capacity:</td> <td>544</td> </tr> <tr> <td>Portables:</td> <td>0</td> </tr> </table> <p>Allan A. Martin</p> <table style="margin-left: 20px;"> <tr> <td>Enrolment:</td> <td>466</td> </tr> <tr> <td>Capacity:</td> <td>538</td> </tr> <tr> <td>Portables:</td> <td>2</td> </tr> </table> <p>Cawthra Park Secondary School</p> <table style="margin-left: 20px;"> <tr> <td>Enrolment:</td> <td>1,314</td> </tr> <tr> <td>Capacity:</td> <td>1,044</td> </tr> <tr> <td>Portables:</td> <td>8</td> </tr> </table> <p>* Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p> 	12	Kindergarten to Grade 6	6	Grade 7 to Grade 8	13	Grade 9 to Grade 12/OAC	Enrolment:	514	Capacity:	544	Portables:	0	Enrolment:	466	Capacity:	538	Portables:	2	Enrolment:	1,314	Capacity:	1,044	Portables:	8	<ul style="list-style-type: none"> • Student Yield: <table style="margin-left: 20px;"> <tr> <td>3</td> <td>Junior Kindergarten to Grade 8</td> </tr> <tr> <td>2</td> <td>Grade 9 to Grade 12/OAC</td> </tr> </table> • School Accommodation: <p>St. Dominic Elementary School</p> <table style="margin-left: 20px;"> <tr> <td>Enrolment:</td> <td>291</td> </tr> <tr> <td>Capacity:</td> <td>253</td> </tr> <tr> <td>Portables:</td> <td>5</td> </tr> </table> <p>St. Paul Secondary School</p> <table style="margin-left: 20px;"> <tr> <td>Enrolment:</td> <td>715</td> </tr> <tr> <td>Capacity:</td> <td>807</td> </tr> <tr> <td>Portables:</td> <td>0</td> </tr> </table> 	3	Junior Kindergarten to Grade 8	2	Grade 9 to Grade 12/OAC	Enrolment:	291	Capacity:	253	Portables:	5	Enrolment:	715	Capacity:	807	Portables:	0
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Windcatcher Development Corporation

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Proposed Zoning Standards

Item	Base "RA1" By-law Standard	Proposed "RA1-Exception" By-law Standard
Minimum Lot Frontage	30.0 m (98.4 ft.)	30.0 m (98.4 ft.)
Maximum Lot Coverage	n/a	36%
Minimum Front and Exterior Side Yards	<p>7.5 m (24.6 ft.) for that portion of the dwelling with a height less than or equal to 13.0 m (42.7 ft.)</p> <p>8.5 m (27.9 ft.) for that portion of the dwelling with a height greater than 13.0 m (42.7 ft.) and less than or equal to 20.0 m (65.6 ft.)</p>	4.5 m (14.8 ft.)
Minimum Interior Side Yard	7.5 m (24.6 ft.) plus 1.0 m (3.3 ft.) for each additional 1.0 m (3.3 ft.) of dwelling height, or portion thereof, exceeding 10.0 m (32.8 ft.) to a maximum setback requirement of 25.5 m (83.7 ft.) where an interior lot line abuts a zone permitting detached and/or semi-detached dwellings	9.0 m (29.5 ft.)
Minimum Floor Space Index – Apartment Dwelling Zone	0.4	0.4
Maximum Floor Space Index – Apartment Dwelling Zone	0.9	1.46

Windcatcher Development Corporation

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Item	Base "RA1" By-law Standard	Proposed "RA1-Exception" By-law Standard
Minimum Rear Yard – Interior lot/corner lot	7.5 m (24.6 ft.) for that portion of the dwelling with a height less than or equal to 13.0 m (42.7 ft.) 10.0 m (32.8 ft.) for that portion of the dwelling with a height greater than 13.0 m (42.7 ft.) and less than or equal to 20.0 m (65.6 ft.)	27 m (24.6 ft.)
Maximum Height	13.0 m (42.7 ft.) and 4 storeys	4 storeys
Parking Standard	1.25 resident spaces per one-bedroom unit (130 parking space requirement) 1.4 resident spaces per two- bedroom apartment unit (48 parking space requirements) 0.2 visitor spaces per unit (28 space requirement)	1.2 resident spaces per one-bedroom unit (125 parking space requirement) 1.3 resident spaces per two-bedroom unit (44 parking space requirement) 0.2 visitor spaces per unit (28 space requirement) Provision for 30 tandem parking spaces

GENERAL CONTEXT MAP

OZ 11/016 W1

APPENDIX I-10

