

PLANNING JUSTIFICATION REPORT

Official Plan & Zoning By-law Amendments

*65/69 Chatelaine Dr & 39 Carolwood Cres.
Town of Markham*

Resubmission - November 2010



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1.0 INTRODUCTION

Brutto Consulting has been retained by the landowners subject to this proposal to seek the necessary municipal land use planning approvals to facilitate the severance of three residential lots within the Rouge North Secondary Plan Area. The properties are municipally known as 65 and 69 Chatelaine Drive and 39 Carolwood Crescent. The subject properties are located in a low density urban residential neighbourhood west of Kennedy Road and south of Highway 407 in the Town of Markham.

2.0 PROPOSED DEVELOPMENT

The proposed development includes the severance of three existing lots. Two of the proposed severances are for lots within a designated transitional residential area. The third lot is within the original Chatelaine estate residential subdivision. The subject properties and surrounding existing development is illustrated on Figure 1. The lands are located south of Highway 407 and east of Markham Road within an urban residential community known as Rouge North.

The proposed severances will result in the creation of residential lots with average frontages of 30.0 metres (100 ft) and range in area from 1618.8 m² (0.4 ac.) to 2023.5 m² (0.5 ac.). The proposal is accompanied by Official Plan and Zoning Bylaw Amendment applications.

3.0 NEIGHBOURHOOD CONTEXT

The first development in the Rouge North Planning Area was the rural residential community known as Rouge River Estates. This community established 29 lots with a minimum lot area of 0.4 hectares (1.0 acres). The lots on the easterly edge of the subdivision back onto the Rouge River valley and are heavily vegetated. The larger lot sizes were in recognition of the need to accommodate private services. These lots on Chatelaine Drive, Carolwood Crescent and Palatin Court still remain on private services to present day. In 1988, the Town of Markham amended the Official Plan to re-designate the area to permit the establishment of an urban community. This urban residential community north of 14th



500 ft 100 m

Image Source: Google Earth (aerial view) | Scale: 1:10,000 | Date: 23 JUL 2010

FIGURE 1 - AERIAL IMAGE
 65 & 69 Chatelaine Drive, 39 Carletonwood Crescent
 Town of Markham
 Regional Municipality of York

Avenue and east of Markham Road has fully matured supporting a typical suburban neighbourhood of single detached dwellings ranging in frontage from 9.1 m (30 ft) to 15.0 m (50 ft). In recognition of the existing estate residential community a transitional residential area was established on the west side of Chatelaine Drive and north side of Promelia Court. These transitional lots average 60.9 m (200 ft) in frontage and 0.30 ha. (0.75 ac) in area. The majority of these lots have been developed with substantial homes adjacent the existing estate residential community.

The complete development pattern of the community has been established with the completion of Highway 407 to the north. The road allowance for the Markham Road on ramp borders the northern edge of this urban community which includes the Rouge River Estates community.

4.0 POLICY CONTEXT

4.1 PROVINCIAL POLICY STATEMENT (2005)

The Provincial Policy Statement (PPS) provides policy direction on matters of Provincial interest related to land use planning and development. The long term goal of the PPS is to maintain strong communities, a clean and healthy environmental and a strong economy. The PPS policies form the foundation for land use planning in the province that promotes more effective and efficient land use pattern systems.

Policy 1.0 – Building Strong Communities promotes “efficient land use and development patterns to create strong, liveable and healthy communities, protect the environment and public health and safety, and facilitate economic growth. The relevant policies related to the proposed development include the following:

1.1.3 Settlement Areas

1.1.3.1 *Settlement areas* shall be the focus of growth and their vitality and regeneration shall be promoted.



FIGURE 2 - NE ISOMETRIC IMAGE

65 & 69 CHATELAIN DRIVE, 39 CAROLWOOD CRESCENT

Town of Markham

Regional Municipality of York

50 ft 20 m

Image Source: JRSIS (local.ava.com) | Scale: NTS | Date: 21 MAR 2010

1.1.3.2 Land use patterns within settlement areas shall be based on:

(a) densities and a mix of land use which:

1. efficiently use land and resources
2. are appropriate for, and efficiently use, the infrastructure and public services which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion
3. minimize negative impacts to air quality and climate change, and promote energy efficiency in accordance with policy 1.8

(b) a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3.

1.1.3.3 Planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing buildings stock or areas...

1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while maintaining appropriate levels of public health and safety.

1.6 Infrastructure and Public Service Facilities

1.6.2 "The use of existing infrastructure and public service facilities should be optimized, wherever feasible, before consideration is given to developing new infrastructure and public service facilities."

1.6.4.1 "Planning for sewage and water services shall:

- a) direct and accommodate expected growth in a manner that promotes the efficient use of existing municipal sewage services and municipal water services.

4.2 REGIONAL OFFICIAL PLAN

The Regional Official Plan was adopted by the Ministry of Municipal Affairs and Housing on October 17, 1994, and has been consolidated as of June 1, 2008.

The subject lands are identified on Official Plan Map 5 as "Urban Area". Within this designation the proposed use is permitted and therefore a Regional Official Plan Amendment is not required.

Section 4.3 Housing of the Regional Official Plan outlines policies for a housing strategy that promotes more efficient use of services and infrastructure; provides more diversity in housing choices; and makes better and more efficient use of land. The objective of this Section is "to promote an integrated community structure and design that ensures broad mix and range of lot sizes, unit sizes, housing forms, types, tenures that will satisfy the needs of the Region's residents and workers."

"It is the policy of Council:

- 4.3.6 To encourage housing when opportunities for redevelopment become available. This includes single-use and under-utilized areas on full municipal services, such as shopping plazas, business and industrial parks and older commercial and residential areas, especially where lands in close proximity to public transit. Special attention shall be paid to the design of buildings, the landscaping treatment and features of sites to make sure proposals are physically compatible with the surrounding community.*
- 4.3.10 To support zoning provisions that are flexible enough to permit a broad range of housing forms, types, sizes and tenures including second suites in houses, except in locations serviced by individual septic systems or communal sewage disposal systems."*

Within the Regional Official Plan Section 5.2 – Community Building states:

- "1) That the majority of growth be directed to the urban areas identified on Map 5.*
- 2) That area municipalities, in cooperation with the Region, are required to develop and monitor growth management strategies prior the expansion of urban areas shown on Map 5 and/or major growth in towns and villages. These growth management strategies shall be implemented through official plans and secondary plans and are to be based on the policies of this Plan including:*
- b) promotion of infill and redevelopment; that shows consideration for the existing built form and surrounding land uses of the community through appropriate building design and massing.*
 - c) provision for efficient and mixed-use compact communities.*
- 4) To target a minimum of 30% of the Region's forecasted population increase to existing built-up portions of urban areas, towns, and villages in keeping with the centres and corridors structure of this Plan and by redevelopment of under-utilized areas and areas in transition. Increasing this target should be considered when reviewing the policies of this Plan."*

4.2 TOWN OF MARKHAM – ROUGE NORTH AMENDMENT (NO. 81)

The Rouge North Secondary Plan was endorsed in June 1988. The subject lands including the original rural residential subdivision were re-designated Urban Residential under the Rouge North Secondary Plan (Amendment No. 81) as full municipal services were extended to this community to accommodate the future residential development. Under the Urban Residential designation the community is subject to the Low Density Residential policies. In recognition of the existing Chatelaine Drive area and the Rouge River Estates subdivision OPA No 81 created three "Special Development Policy Areas" as follows:

1. Special Development Policy Area 1. This area covers the Chatelaine Drive area defined by Registered Plan 5937, Lots 4 to 33 inclusive with a minimum lot area required of 0.4 hectares (1.0 acre).
2. Special Development Policy Area 2. This is a transitional residential area abutting the lots in the Special Development Policy Area 1 and lots on the west side of Chatelaine Drive. Lots within this Area have a 0.3 hectares (0.75 acres) minimum lot area.
3. Special Development Policy Area 3. New lots adjacent the development limit of the Rouge River valleylands fall within this Area requiring a minimum lot area of 0.2 hectares (0.5 acres). Recent re-zoning applications now permit frontages as low as 65' in this zone.

The Urban Residential – Low Density designation permits a gross residential area density of 11.0 units per hectare (4.5 units per acre) excluding the lands located within Special Development Policy Area 1 (Figure 3 - Markham OPA 81 – Land Use Schedule).

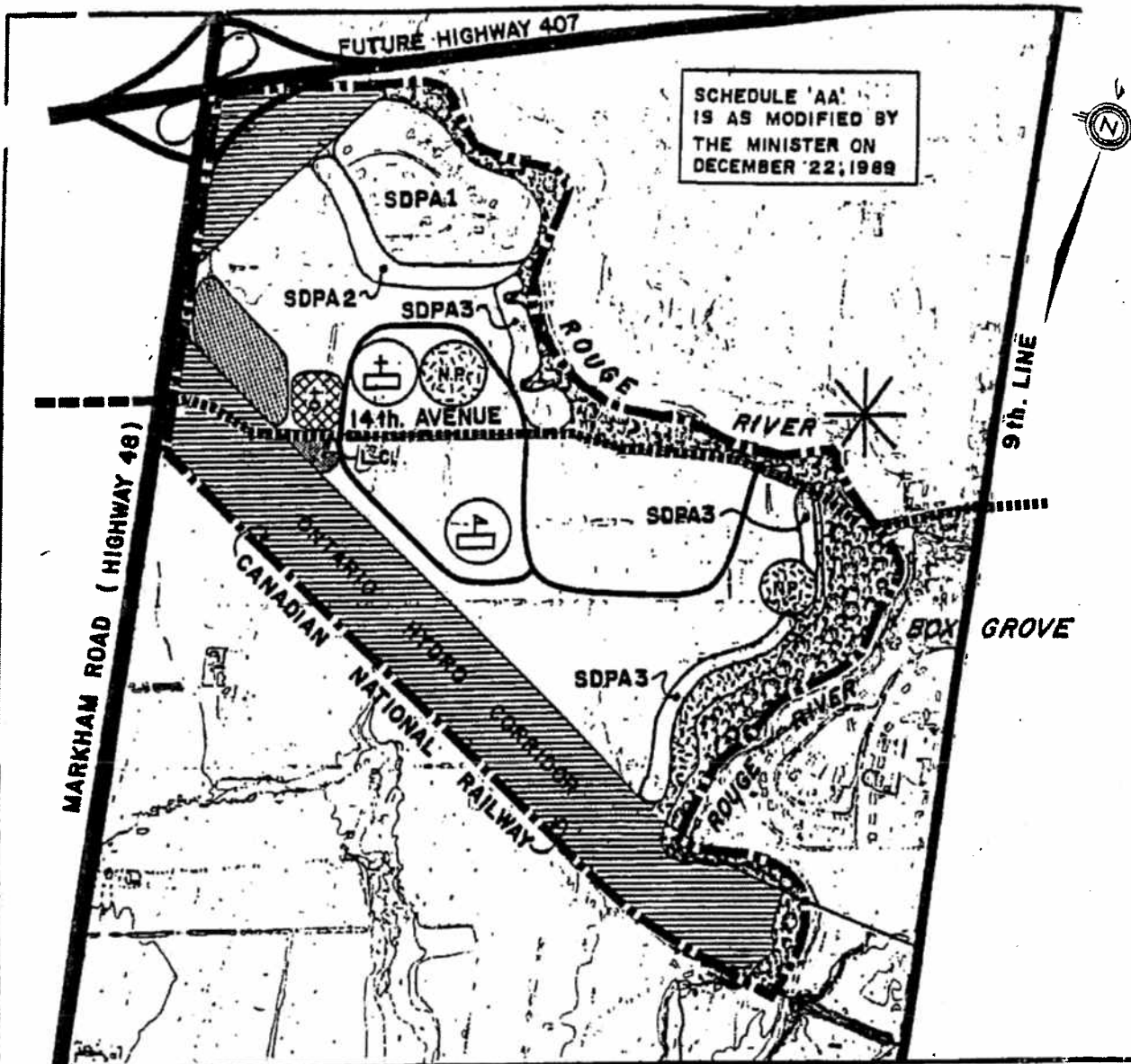
4.3 TOWN OF MARKHAM ZONING BYLAW

The subject lots at 65 and 69 Chatelaine Drive are zoned Suburban Residential First Density – Single Detached Residential - SUR1. The zone requires a minimum lot frontage of 50.0 metres and lot area of 3000 m². The remaining development standards are as follows:

- Minimum front yard 8.0 metres
- Minimum side yard 3.0 metres
- Minimum rear yard 8.0 m
- Maximum lot coverage 25%

The lot at 39 Carolwood Crescent is zone Rural Residential Estate - RRE with lot frontage and area requirements of 36.5 metres and 0.4 hectares, respectively. In addition to these standards the RRE zone has the following development standards

- Minimum front yard 7.5 metres
- Minimum side yard 3.0 metres and combined setbacks of 8.0 metres
- Minimum rear yard 7.5 metres
- Maximum building height 10.7 metres



OFFICIAL PLAN OF THE TOWN OF MARKHAM PLANNING AREA - AMENDMENT No. 81

SECONDARY PLAN FOR THE ROUGE NORTH PLANNING DISTRICT N.28

URBAN RESIDENTIAL

	LOW DENSITY		INSTITUTIONAL		LOCAL COMMERCIAL CENTRE
	LOW DENSITY SPECIAL DEVELOPMENT POLICY AREAS 1, 2 & 3		PLACE OF WORSHIP		TRANSPORTATION AND UTILITIES
	MIXED MEDIUM AND HIGH DENSITY		OPEN SPACE		PROVINCIAL HIGHWAY
	PUBLIC ELEMENTARY SCHOOL		NEIGHBOURHOOD PARK		MAJOR ARTERIAL ROAD
	SEPARATE ELEMENTARY SCHOOL		HAZARD LANDS		MINOR ARTERIAL ROAD
	BOUNDARY OF AREA COVERED BY SECONDARY PLAN PD 28-1				MAJOR COLLECTOR ROAD
					MINOR COLLECTOR ROAD
					WASTE DISPOSAL ASSESSMENT AREA

FIGURE 3 - MARKHAM OPA 81 - LAND USE SCHEDULE

65 & 69 Chatelaine Drive, 39 Carolwood Crescent
Town of Markham
Regional Municipality of York

5.0 DEVELOPMENT PROPOSAL

The lands subject to this development proposal include 65 and 69 Chatelaine Drive and 39 Carolwood Crescent. The two lots on Chatelaine Drive are currently vacant and 39 Carolwood is occupied by a single detached dwelling.

The development proposal is to sever each of the lots resulting in the creation of three (3) new lots with frontage on Chatelaine Drive with access to full municipal services. The lots on Chatelaine Drive will be divided equally to create four lots. The lot at 65 Chatelaine will create two lots with frontages of 29.45 metres (96.6 ft) and lot areas of 1537.9 m² (0.38 acres). The newly created lots at 69 Chatelaine Drive will have frontages of 30.0 metres (98.4 ft) and lot areas of 1537.9 m² (0.38 acres). The lot on 39 Carolwood Crescent will create a retain lot of 2045 m² (0.51 acres) with a frontage of 45.7 metres (149.9 ft) on Carolwood and a new lot with an area of 2040 m² (0.5 acres) and frontage of 27.46 m (90.0 ft) metres on Chatelaine Drive. (See Development Proposal – Figure 4)

As noted above, the lots are designated Urban Residential – Low Density under the North Rouge Secondary Plan (OPA 81). In addition the lot on Carolwood Crescent is designated SDPA 1 and the two lots on Chatelaine Drive are designated SDPA2 and therefore the criteria for the proposed severances is particular to each land use designation.

5.1 CHATELAINE DRIVE LAND SEVERANCES

5.1.1 Policy Review

The Rouge North Secondary Plan designates the lots on the west side of Chatelaine Drive and north side of Promelia Court as transitional lots between the typical urban residential subdivision lots and the lots of Rouge River Estates. The planning land use principle of creating a transitional zone to protect the integrity of the Rouge River Estates subdivision is accepted practice as this rural estate development predated the adoption of OPA 81 that established the urban residential designation. However the lot area requirement and lot frontage requirements have established transitional lots with configurations that have produced single detached homes



FIGURE 4 - DEVELOPMENT PROPOSAL.
 65 & 69 CHATELAIN DRIVE, 39 CAROLWOOD CRESCENT

Town of Markham
 Regional Municipality of York



Image Source: Region of York (AerialView) / Date: 01 NOV 2011
 Scale: NTS



larger or similar in footprint and gross floor area than many of the existing rural estate residential homes.

The Special Development Policy Area 2 designation under OPA 81 requires a minimum lot area of 0.3 hectares (0.75 acres) and the zoning bylaw requires a minimum lot frontage of 50.0 m (164.0 ft). These two development standards have resulted in transitional single detached dwellings with building footprints ranging from 400-500 m² that are comparable in size with the existing Rouge River Estate dwelling. The average transitional lots in the SDPA 2 designation are 0.3 ha (0.75 ac.) in area with a lot frontage of 60.0 m (200 ft).

The lots are too large producing dwellings comparable in size and character with the existing Rouge River Estates dwellings and therefore these lots are not performing the transitional function contemplated by the SDPA 2 policies of OPA 81. The existing dwellings in the transitional designation are more representative of an extension to the estate subdivision than providing a transition to the typical urban residential lots to the west.

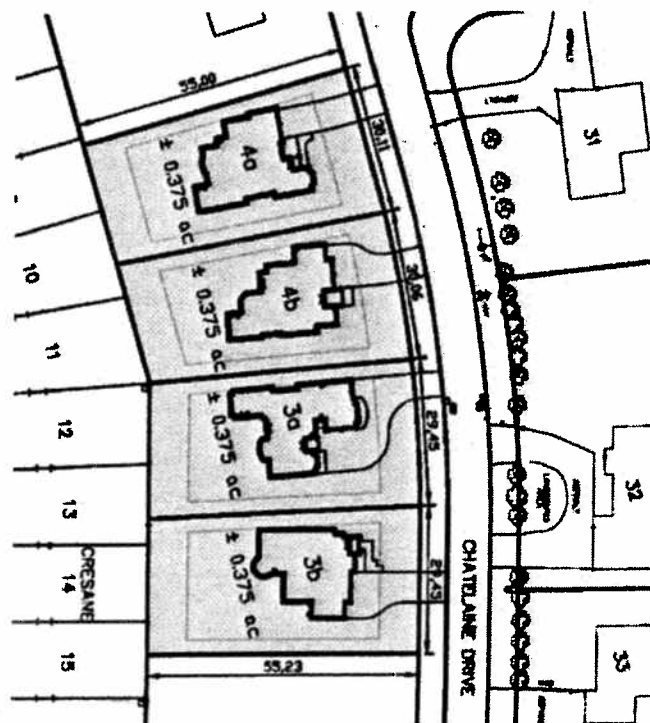
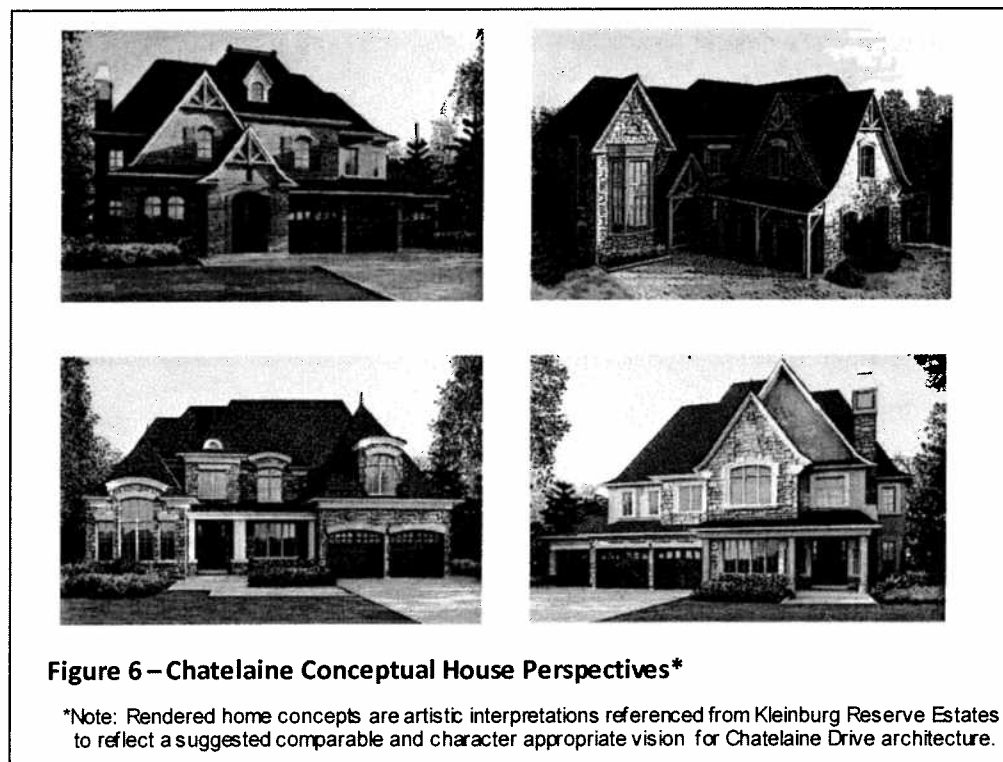


Figure 5 – Proposed Development Plan (Chatelaine)

The objective of the Chatelaine Drive severance request is to highlight that a meaningful transitional lot with a compatible house design can be achieved on a smaller lot. The proposal is to create lots on average with an area of 1537.86 m² (0.38 ac) and frontage of 30.0 m (98.4 ft). This lot size and frontage will be able to maintain the existing development setback standards of the SUR1 Zone and produce a dwelling with a potential building footprint of $\pm 300\text{m}^2$. Furthermore, this lotting pattern provides a compatible transition to the existing urban residential lots on Cresane Street. Examples of the houses designs on these potential lots are as follows:



The potential house designs demonstrate that an appropriate built form on these proposed lots can be achieved that are compatible to the character of the Rouge River Estates community without emulating lots and designs that simply extend the estate subdivision. This lotting pattern also makes more efficient use of the existing municipal services available on Chatelaine Drive.

5.1.2 Severance Review Criteria

The criteria implemented in the review of the appropriateness of these proposed severances on Chatelaine Drive are as follows:

- The newly created lots should maintain an approximate minimum lot area of 1537.86 m² (0.38 ac) and lot frontage of 30.0 m (98.4 ft) to ensure a compatible built form in character with the existing Rouge River Estate community.
- Full municipal services must be available to the newly created lots
- Proposed house designs should be similar in character and stature to the existing estate residential within SPDA 1 Area
- Newly created lots should maintain the existing development setback standard, in particular the front and side yard setbacks of the SUR 1 Zone to address streetscape principles.
- In addition, to development yard setbacks, a maximum lot coverage of 25% should be considered to ensure adequate separation between dwellings and control over-development thus maximizing open space a defining character of the existing community. (current SUR1 zone is 25% also)
- A tree inventory and preservation plan should be considered on lots with significant existing vegetation to address community character principles. Efforts should be pursued to retain and significant trees or natural features that positively contribute to the character or streetscape of the community.
- Related to lot coverage maximums and tree preservation efforts driveway width should have a maximum width at the street of 6.0 m
- Existing lots of record permitted to sever based on fulfilling the remainder of the policies. Any variation in proposed lotting pattern to this principle will be reviewed at the time of development application on a site by site basis.
- Site plan issues to be considered include:
 - Front yard landscaping
 - Driveway location and width
 - Total soft landscape areas.

- Only one access point to Chatelaine Drive or Promelia Court. No circular driveways with two access points as it will significantly reduce soft landscaping in front yard.

It has been demonstrated that the proposed lots on Chatelaine Drive have complied with this severance and site plan review criteria. It is recommended that this severance criteria form the basis for the review of any future severances for lots within the Special Development Policy Area 2 land use designation.

5.1.3 Proposed Official Plan Amendment

The proposed Official Plan Amendment is to re-designate the subject lots within the SPDA2 land use to permit lot areas of 1537.86 m² (0.38 ac). As noted above, the issue of precedence for future land severance for the transitional lots on Chatelaine Drive and Promelia Court must also be considered. Therefore the lot severance criteria noted in Section 5.2.1 of this report can be considered in the review of any future severances in the SPDA2 area. However, the current proposal is for a site specific Official Plan Amendment subject to 65 and 69 Chatelaine Drive. Attached as Appendix "A" to this report is the proposed draft Official Plan Amendment implementing the requested lot severances.

5.1.4 Proposed Zoning Bylaw Amendment

The zoning bylaw amendment request is to amend the SUR 1 Zone with site specific amendments to lot frontage and area, as proposed to facilitate the future severance applications. All other development standards will be maintained ensuring an appropriate transitional built form character and street rhythm to the existing Rouge River Estates.

5.2 CAROLWOOD CRESCENT SEVERANCE

5.2.1 Policy Review

The lot at 39 Carolwood Crescent is part of the original Rouge River Estates subdivision. It is located at the fringe of this subdivision with frontage also on Chatelaine Drive. Although the property is designated “Low Density Residential” within a serviced urban area the lots within the original subdivision are also subject to the “Special Development Policy Area 1” (SDPA 1) that requires a minimum lot area of 0.4 hectares (1.0 acre). This policy is in recognition of maintaining the integrity of the existing residential character and at the time of adoption of OPA 81 – Rouge North Secondary Plan that full municipal services were not available. In fact municipal services are still limited to lots with frontage on Chatelaine Drive.

There is scope for this policy as the estate subdivision predates the urban residential designation established by OPA 81 – Rouge North Secondary Plan. The objective of the SDPA 1 policy is to preserve and maintain the character of the subdivision that is primarily defined by the street rhythm relationship of built form to open spaces. This subdivision character is defined by features such as:

- The presence of natural vegetation including significant trees and hedgerows
- Open spaces between the existing dwellings
- Separation between the houses including front yard setbacks that maximize soft landscape features
- Although it is an eclectic collection of dwellings they are common in that they are substantial dwellings with street presences reflective of the width of the lots.

Therefore, any proposed severance should strive to maintain these characteristics through site planning, built form and tree preservation efforts. A newly created lot and retained lot should address these community character compatibility issues and not be disruptive to the existing lotting pattern of the community. The newly created lot should not be reviewed or justified as a transitional lot as this lotting pattern and built form are located with the Special Development Policy Area 2 land use designation.

The proposed severance at 39 Carolwood has frontage on Chatelaine Drive and is removed from the remainder of the estate subdivision. The proposed lot is bordered on the south by the existing dwelling at 39 Carolwood Crescent and the Highway 407 Right-of-way on the north thus there is no possibility for any future residential on these lands. In fact, within the 407 Right-of-way is a proposed transportation car-pool parking lot. This proposal is currently at the engineering phase. The main entry point into the estate subdivision is from the south along Chatelaine Drive which intersects at two points with Carolwood Crescent. Under these circumstances one would not travel by the frontage of the proposed lot while entering or exiting the estate subdivision as it is north of the northerly intersection of Carolwood Crescent and Chatelaine Drive. This illustrates the remote location of the proposed lot and therefore minimizes any potential disruption to the existing character or lotting pattern of the estate subdivision. Furthermore, a tree preservation plan has been completed to assess and recommend retention of the existing vegetation on the proposed lot (See Tree Preservation Report), access will be restricted to Chatelaine Drive and the site will be connected to full municipal services. The ability to connect to full municipal services supports the reduction in lot area. The potential building envelope will respect the existing development setbacks of the Rural Residential Estate – RRE zone and still be capable of providing a potential dwelling with a ground floor area of $\pm 300 \text{ m}^2$, similar in size with the existing estate residential dwellings. Compliance with the development setbacks will also address the open space features of the estate residential community with appropriate front and rear yard setbacks. Furthermore, the proposed location and orientation of the severed lot will ensure that the existing dwelling and street presence of the retained lot will not be altered on the Carolwood Crescent frontage.

5.2.2 Severance Review Criteria

The criteria implemented in the review of the appropriateness of this proposed severance of 39 Carolwood Crescent are as follows:

- The location of the proposed severed lot is remote and removed from the existing estate subdivision and therefore is not disruptive to the lotting pattern or established street rhythm.
- A tree preservation plan has been prepared and recommends the retention of a significant majority of the existing trees.
- Tree preservation is possible due to the substantial lot area and therefore ability to maintain the Rural Residential Estate Zone development setback standards and therefore comply with the open space character of the community.
- The lot is of sufficient area to establish a dwelling in character with the built form of the existing dwellings in the community.
- The severed lot has frontage on Chatelaine Drive and therefore has the potential to connect to full municipal services.
- The proposed severed lot is adjacent to a transitional residential zone as defined by the SPDA2 land use designation.
- Access to the severed lot will be restricted to Chatelaine Drive.
- The retained lot with frontage on Carolwood Crescent will not be altered in appearance.

Based on this severance review criteria the proposed lot on Chatelaine Drive and the retained lot comply and will not be disruptive to the existing community character of the Rouge River Estates subdivision. The remote location and characteristics of this proposed severed lot is a unique circumstance for any lot within this estate subdivision and therefore does not establish precedence for future severances.

5.2.3 Proposed Official Plan Amendment

The request is for a site specific Official Plan Amendment to permit a lot area of 2023.5 m² (0.5 acres) for 39 Carolwood Drive. The proposed Official Plan Amendment would enable the creation of 2 lots; the first is a newly created lot with a frontage of 27.69 m (90.0 ft) on Chatelaine Drive and a retained lot with the existing dwelling with frontage on Carolwood Drive with a lot area of 2023.5 m² (0.5 acres).

5.2.4 Proposed Zoning Bylaw Amendment

The requested zoning bylaw amendment is for a site specific amendment to the RRE zone to permit a lot on Chatelaine Drive with a lot area of 2023.5 m² (0.5 acres) and lot frontage of 27.69 m (90.0 ft) and recognize the existing dwelling on Carolwood Crescent with an amended lot area of 2023.5 m² (0.5 acres). A site specific amendment to the RRE zone is proposed as the minimum yard setback standards of this zone will be maintained to address compatibility issues with existing dwellings.

5.3 OVERALL DESIGN GUIDELINES

The subject properties will establish new lots with frontage on Chatelaine Drive and therefore the streetscape character and its integration with the existing estate subdivision will be critical. The existing Chatelaine Drive streetscape to the east is defined by a mature continuous evergreen tree boarder that creates a visual barrier.

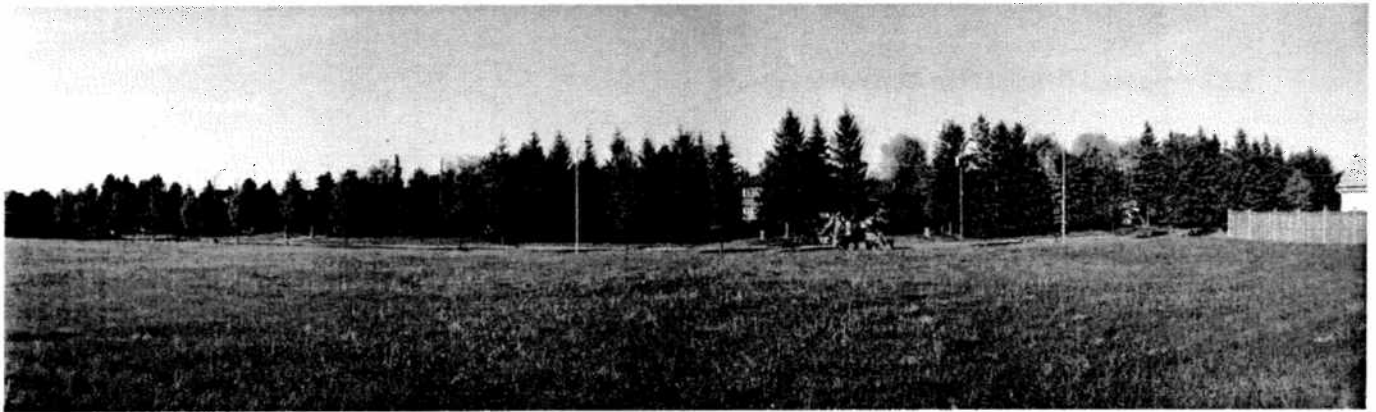


Figure 7. Panoramic view of Chatelaine Drive street edge looking east towards Rouge River Estates



Figure 8. View looking north on Chatelaine Drive at entrance to Rouge River Estates (*To the West, visibility from the street thru deciduous trees is encouraged to promote an active street edge.*)

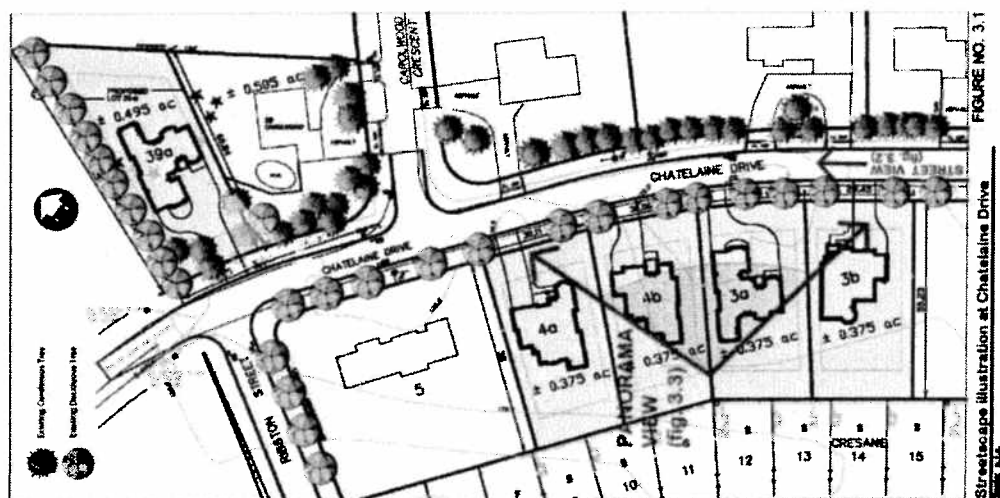


Figure 9. Chatelaine Drive Image Key Map – Photo Locations

5.3.1 Community Liveability

The proposed lots will be built on the principles of community liveability and integration of the development with the natural environment, and with the surrounding neighbourhoods. "Community Liveability" will be addressed through a variety of means. These include site planning to create an attractive sustainable residential neighbourhoods defined by natural open space features, developing strong links with existing natural features, site dwellings to retain significant vegetation where feasible, and supplementing landscaping with planting of indigenous species. Sustainable strategies, including green building design in new construction, should be adopted where appropriate. Each newly create lot should derive is own identity and sense of place through firstly responding to its existing and surrounding environment defined by existing natural features and adjacent built form and siting. The proposed lots will showcase residences that are in symmetry with the scale of the existing homes in the area.

5.3.2 Architectural Design

Architectural responses are also important to create a distinctive architecture by uniting urban and natural responses to the site, complementing and enhancing the existing architectural fabric of the community. The design and construction of new neighbourhood homes should reflect the existing semi-rural character of Rouge River Estates community. Design inspiration for new houses should consider local vernacular and historic houses or community buildings. House designs drawing on other traditions should be compatible with those using local themes.

Each new house should develop its own character derived from a variety of attractive traditional building forms and architectural styles complementary to the established character of the Rouge River Community & neighbouring Box Grove Hamlet thru a combination of brick, wood and natural stone materials.

5.3.3 Overall Character, Identity

Substantial detached estate houses and use of high-quality exterior materials will be mandatory. The wide lots and house frontages also permit desirable architectural features such as street-

related entry elements, steep roof pitches, and variations in front elevation design. The distinctive character will also be enhanced through fine detailing of entry elements, doors, windows, and other architectural elements, as well as significant site landscaping, to integrate houses with the surrounding neighbourhood.

5.3.4 Building Form

The streetscape of a residential block determines the public face of the community. Principal streetscape elements may include street trees, sidewalks, and furniture (such as streets lights, hydrants, signs, etc.), the street "endosure" made up of the roadway, front yard setbacks and landscaping, and house front walls and the details of the house elevations themselves, arrayed along the street. Such details require special attention, since they determine the quality of the neighbourhood, and are major components of community appearance.

5.3.5 Variety

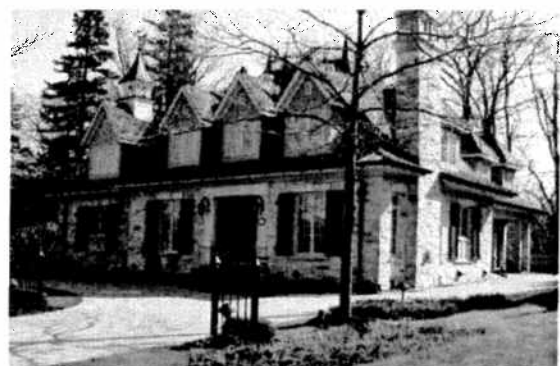
Variety in house elevations is encouraged so that interesting and distinctive streetscapes result. Custom house design and detailing are encouraged to avoid repetitive patterns. Roof shape and overall building form are the primary determinants of streetscape variety.

Examples of Proposed Architectural Character

The **proposed estate lots** will be characterized by custom high quality elevation materials such as stone, brick and wood, premium roofing materials, and substantial architectural detailing around windows, front entries, porches, etc. Generally houses will have a restrained exterior colour palette. Complex roof forms and high slope roof lines will be used along with significant architectural elements and details for entrances, porches and porticos, windows, etc.

Garages and Driveways

Garage widths should be balanced with the



proportions of the house and lot width. Driveways would have a maximum width of 6 meter connecting to the street and may flair open to a larger width where required to access a three car garage. Two car garages would be a minimum standard and if located at the front wall of the house should be recessed from the building face. These wide lots permit other options to be explored, such as 3-car garages, and "courtyard" garages (i.e. garages at right angles to the street frontage). The massing of garages should be integrated with the overall form of the house. The scale of the house façade should be moderated by the use of intermediate roofs above the garage. Other details to moderate the visual impacts of garages are also encouraged, such as decorative trim elements, sectional and glazed door, piers, recessed doors, etc.



6.0 SUMMARY AND CONCLUSIONS

The Rouge North Secondary Plan (OPA 81) re-designated all the lands including the Rouge River Estates community to urban within the Low Density Residential designation. This allowed for the creation of standard urban residential lots on full municipal services. The transitional lots on Chatelaine Drive and Promelia Court were also developed on full municipal services; therefore the ability to provide reduced lot areas exists provided the transitional nature is maintained. Transitional lots are appropriate, but the current lot configuration for properties within the SPDA2 land use are producing dwellings the same or larger in area than the existing dwellings in the Rouge River Estates subdivision. Under this scenario these lots are extending the estate subdivision character versus fulfilling a transitional function. The proposed lots on Chatelaine have 30 m (98.4 ft) lot frontage and areas of 1537.86 m² (0.38 acres).

This lot configuration will produce dwellings with approximate ground floor areas of 300 m², still similar in size with many of the existing dwellings in the Rouge River estates. This lot size and frontage is more appropriate as a transition between the urban lots on Cresane Street and the Rouge River Estates community. The report outlines specific severance policies that can be applied to any future severance applications within the SPDA2 area to ensure that transitional compatibility is maintained.

The proposal for 39 Carolwood is considered an appropriate site specific amendment primarily due to its location and therefore minimal impact to the existing character of the original Rouge River Estates subdivision. The proposed severed lot is removed and remote from the community as it is adjacent to the Hwy 407 ROW. Its access will be on Chatelaine Drive and the dwelling will relate more to the transitional lots than be associated with the Rouge River Estates. The result lots will each have a lot area of 2023.5 m² (0.5 ac.). It is our opinion that the criteria applied to this property represent a unique circumstance that will not establish a precedent for future severance within the Rouge River Estates community.