



## PROPOSED DEVELOPMENT SUMMARY FOR ADVISORY PLANNING COMMISSION (APC)

REZONING REFERENCE # 14-45

Meeting Date: 2015 March 19

ADDRESS: See attached Schedule A

### DEVELOPMENT PROPOSAL:

To bring the zoning of the subject City-owned properties into conformance with approved park/conservation designation and their current use.

- |                         |                                                 |
|-------------------------|-------------------------------------------------|
| 1. <b>Site Area:</b>    | N/A                                             |
| 2. <b>Existing Use:</b> | Park/Conservation                               |
| <b>Adjacent Use:</b>    | Park/Conservation and single family residential |
| <b>Proposed Use:</b>    | Park/Conservation                               |

- |                                                                                                                   | Permitted/Required | Proposed/Provided                                                   |
|-------------------------------------------------------------------------------------------------------------------|--------------------|---------------------------------------------------------------------|
| 3. <b>Gross Floor Area:</b>                                                                                       | N/A                | N/A                                                                 |
| 4. <b>Site Coverage:</b>                                                                                          | N/A                | N/A                                                                 |
| 5. <b>Building Height:</b>                                                                                        | N/A                | N/A                                                                 |
| 6. <b>Vehicular Access from:</b>                                                                                  | N/A                | N/A                                                                 |
| 7. <b>Parking Spaces:</b>                                                                                         | N/A                | N/A                                                                 |
| 8. <b>Loading Spaces:</b>                                                                                         | N/A                | N/A                                                                 |
| 9. <b>Communal Facilities:</b>                                                                                    | N/A                | N/A                                                                 |
| 10. <b>Proposed development consistent with adopted plan?<br/>(i.e. Development Plan, Community Plan, or OCP)</b> |                    | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |

Note: N/A where not applicable

**SCHEDULE A**  
**REZONING #14-45**

| <b>Address</b>                 | <b>Zone</b> | <b>Legal Description</b>                                  |
|--------------------------------|-------------|-----------------------------------------------------------|
| <b>AREA 1</b>                  |             |                                                           |
| 4710 Moscrop Street            | R4          | Lot A, Block 1, DL 82, Group 1, NWD Plan 1626             |
| 4780 Moscrop Street            | R4          | Lot B, Block 1, DL 82, Group 1, NWD Plan 1626             |
| 4810 Moscrop Street            | R4          | Lot A, Block 2, DL 82, Group 1, NWD Plan 1626             |
| 4846 Moscrop Street            | R4          | Lot B, Block 2, DL 82, Group 1, NWD, Plan 1626            |
| Portion of 4886 Moscrop Street | R4          | Portion of Lot A, Block 3, DL 82, Group 1, NWD Plan 1626  |
| Portion of 4960 Moscrop Street | R4          | Portion of Lot B, Block 3, DL 82, Group 1, NWD, Plan 1626 |
| Portion of 5020 Moscrop Street | R4          | Portion of Lot A, Block 4, DL 82, Group 1, NWD Plan 1626  |
| Portion of 5040 Moscrop Street | R4          | Portion of Lot B, Block 4, DL 82, Group 1, NWD Plan 1626  |
| Portion of 5060 Moscrop Street | R4          | Portion of Lot A, Block 5, DL 82, Group 1, NWD Plan 1626  |
| 5119 Thyme Street              | R4          | Lot 10, DL 82, Group 1, NWD Plan 2511                     |
| 5139 Thyme Street              | R4          | Lot 11, DL 82, Group 1, NWD Plan 2511                     |
| 5169 Thyme Street              | R4          | Lot 12, DL 82, Group 1, NWD Plan 2511                     |
| 5120 Thyme Street              | R4          | Lot 9, DL 82, Group 1, NWD Plan 2511                      |
| 5140 Thyme Street              | R4          | Lot 8, DL 82, Group 1, NWD Plan 2511                      |
| 5170 Thyme Street              | R4          | Lot 7, DL 82, Group 1, NWD Plan 2511                      |
| 5021 Grassmere Street          | R4          | Lot A, Block 9, DL 82, Group 1, NWD Plan 1626             |
| 5041 Grassmere Street          | R4          | Lot B, Block 9, DL 82, Group 1, NWD Plan                  |
| 5061 Grassmere Street          | R4          | Lot A, Block 8, DL 82, Group 1, NWD Plan 1626             |
| 5081 Grassmere Street          | R4          | Lot B, Block 8, DL 82, Group 1, NWD Plan 1626             |
| 4976 Grassmere Street          | R4          | Lot D, DL 82, Group 1, NWD Plan 5009                      |
| 5080 Grassmere Street          | R4          | Lot B, Block 17, DL 82, Group 1, NWD Plan 1626            |
| 5120 Grassmere Street          | R4          | Lot A, Block 18, DL 82, Group 1, NWD Plan 1626            |
| 5180 Grassmere Street          | R4          | Lot B, Block 18, DL 82, Group 1, NWD Plan 1626            |
| 5125 Grassmere Street          | R4          | Lot 1, DL 82, Group 1, NWD Plan 2511                      |
| 5145 Grassmere Street          | R4          | Lot 2, DL 82, Group 1, NWD Plan 2511                      |

| Address               | Zone | Legal Description                            |
|-----------------------|------|----------------------------------------------|
| <b>AREA 1</b>         |      |                                              |
| 5165 Grassmere Street | R4   | Lot 3, DL 82, Group 1, NWD Plan 2511         |
| 5246 Nelson Avenue    | R4   | Lot 31, DL 82, Group 1, NWD Plan 2438        |
| 5276 Nelson Avenue    | R4   | Lot 30, DL 82, Group 1, NWD Plan 2438        |
| 5326 Nelson Avenue    | R4   | Lot 2, DL 32 and 82, Group 1, NWD Plan 17168 |
| 5009 Farwell Street   | R4   | Lot 29, DL 82, Group 1, NWD Plan 2438        |
| 5011 Farwell Street   | R4   | Lot 28, DL 82, Group 1, NWD Plan 2438        |
| 5015 Farwell Street   | R4   | Lot 27, DL 82, Group 1, NWD Plan 2438        |
| 5019 Farwell Street   | R4   | Lot 26, DL 82, Group 1, NWD Plan 2438        |
| 5039 Farwell Street   | R4   | Lot 25, DL 82, Group 1, NWD Plan 2438        |
| 5049 Farwell Street   | R4   | Lot 24, DL 82, Group 1, NWD Plan 2438        |
| 5069 Farwell Street   | R4   | Lot 23, DL 82, Group 1, NWD Plan 2438        |
| 5091 Farwell Street   | R4   | Lot 22, DL 82, Group 1, NWD Plan 2438        |
| 5155 Farwell Street   | R4   | Lot A, DL 82, Group 1, NWD Plan 3311         |
| 5010 Farwell Street   | R4   | Lot 15, DL 82, Group 1, NWD Plan 2438        |
| 5016 Farwell Street   | R4   | Lot 16, DL 82, Group 1, NWD Plan 2438        |
| 5020 Farwell Street   | R4   | Lot 17, DL 82, Group 1, NWD Plan 2438        |
| 5030 Farwell Street   | R4   | Lot 18, DL 82, Group 1, NWD Plan 2438        |
| 5050 Farwell Street   | R4   | Lot 19, DL 82, Group 1, NWD Plan 2438        |
| 5070 Farwell Street   | R4   | Lot 20, DL 82, Group 1, NWD Plan 2438        |
| 5090 Farwell Street   | R4   | Lot 21, DL 82, Group 1, NWD Plan 2438        |
| 5150 Farwell Street   | R4   | Lot B, DL 82, Group 1, NWD Plan 3311         |
| 4991 Royal Oak Avenue | R4   | Lot 13, DL 82, Group 1, NWD Plan 2511        |
| 5011 Royal Oak Avenue | R4   | Lot 6, DL 82, Group 1, NWD Plan 2511         |
| 5051 Royal Oak Avenue | R4   | Lot 5, DL 82, Group 1, NWD Plan 2511         |
| 5091 Royal Oak Avenue | R4   | Lot 4, DL 82, Group 1, NWD Plan 2511         |

| Address                                                               | Zone | Legal Description                                                                                                                           |
|-----------------------------------------------------------------------|------|---------------------------------------------------------------------------------------------------------------------------------------------|
| <b>AREA 1</b>                                                         |      |                                                                                                                                             |
| 5409 Royal Oak Avenue                                                 | R4   | Lot 8, DL 32, Group 1, NWD Plan 1916                                                                                                        |
| 5429 Royal Oak Avenue                                                 | R4   | Lot 9, DL 32, Group 1, NWD Plan 1916                                                                                                        |
| <b>Additional City-owned properties occupied by Deer Lake Parkway</b> |      |                                                                                                                                             |
| 5120 Price Street                                                     | R4   | Lot 18, DL 82, Group 1, NWD Plan 2511                                                                                                       |
| 5140 Price Street                                                     | R4   | Lot 17, DL 82, Group 1, NWD Plan 2511                                                                                                       |
| 5170 Price Street                                                     | R4   | Lot 16, DL 82, Group 1, NWD Plan 2511                                                                                                       |
| 4921 Royal Oak Avenue                                                 | R4   | Lot 15, DL 82, Group 1, NWD Plan 2511                                                                                                       |
| 4951 Royal Oak Avenue                                                 | R4   | Lot 14, DL 82, Group 1, NWD Plan 2511                                                                                                       |
| <b>AREA 2</b>                                                         |      |                                                                                                                                             |
| 5010 Royal Oak Avenue                                                 | A2   | S ½ of Lot 37, DL 83, Group 1, NWD Plan 1267                                                                                                |
| 5315 Grassmere Street                                                 | A2   | Lot 39, DL 83, Group 1, NWD Plan 1267                                                                                                       |
| 5375 Grassmere Street                                                 | A2   | Lot 40, DL 83, Group 1, NWD Plan 1267                                                                                                       |
| 5415 Grassmere Street                                                 | A2   | Lot 41, DL 83, Group 1, NWD Plan 1267                                                                                                       |
| 5475 Grassmere Street                                                 | A2   | Lot 42, DL 83, Group 1, NWD Plan 1267                                                                                                       |
| 5485 Grassmere Street                                                 | A2   | Lot 43, DL 83, Group 1, NWD Plan 1267                                                                                                       |
| 5525 Grassmere Street                                                 | A2   | Lot 44, DL 83, Group 1, NWD Plan 1267                                                                                                       |
| 5585 Grassmere Street                                                 | A2   | Lot 45, DL 83, Group 1, NWD Plan 1267                                                                                                       |
| 5631 Grassmere Street                                                 | A2   | Lot A Except: Firstly: North 555.5 Feet Except West 169 Feet And Secondly: West 169 Feet Of North 555.5 Feet; DL 83, Group 1, NWD Plan 4678 |
| 5681 Grassmere Street                                                 | A2   | Lot 48, DL 83, Group 1, NWD Plan 1267                                                                                                       |
| 5717 Grassmere Street                                                 | A2   | Lot 49, DL 83, Group 1, NWD Plan 1267                                                                                                       |
| 5761 Grassmere Street                                                 | A2   | Lot 50, DL 83, Group 1, NWD Plan 1267                                                                                                       |
| 5843 Grassmere Street                                                 | A2   | Lot 51, DL 83, Group 1, NWD Plan 1267                                                                                                       |
| 5863 Grassmere Street                                                 | A2   | Lot 52, DL 83, Group 1, NWD Plan 1267                                                                                                       |
| 5925 Grassmere Street                                                 | A2   | Lot 53, DL 83, Group 1, NWD Plan 1267                                                                                                       |
| 5989 Grassmere Street                                                 | A2   | Lot 54, DL 83, Group 1, NWD Plan 1267                                                                                                       |

| Address                                                                                        | Zone    | Legal Description                                                                                                                              |
|------------------------------------------------------------------------------------------------|---------|------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>AREA 2</b>                                                                                  |         |                                                                                                                                                |
| 5988 Grassmere Street                                                                          | A2      | Lot 55, DL 83, Group 1, NWD Plan 1267                                                                                                          |
| 5988 Gilpin Street                                                                             | R2      | Lot 23, DL 83, Group 1, NWD Plan LMP36237                                                                                                      |
| 4899 Iris Avenue                                                                               | R2      | Lot 24, DL 83, Group 1, NWD Plan LMP36237                                                                                                      |
| <b>Unopened road right-of-way</b><br>Portion of Price Street north of the following addresses: |         |                                                                                                                                                |
| 4920 Royal Oak Avenue                                                                          |         | Part N1/2 Lot 37, DL 83, Group 1, NWD Plan NWP1267                                                                                             |
| 5276 Price Street                                                                              |         | Part N1/2 Lot 38, DL 83, Group 1, NWD Plan NWP1267                                                                                             |
| 5315 Grassmere Street                                                                          | A2      | Lot 39, DL 83, Group 1, NWD Plan NWP1267                                                                                                       |
| 5375 Grassmere Street                                                                          | A2      | Lot 40, DL 83, Group 1, NWD Plan NWP1267                                                                                                       |
| 5415 Grassmere Street                                                                          | A2      | Lot 41, DL 83, Group 1, NWD Plan NWP1267                                                                                                       |
| 5475 Grassmere Street                                                                          | A2      | Lot 42, DL 83, Group 1, NWD Plan NWP1267                                                                                                       |
| 5485 Grassmere Street                                                                          | A2      | Lot 43, DL 83, Group 1, NWD Plan NWP1267                                                                                                       |
| 5525 Grassmere Street                                                                          | A2      | Lot 44, DL 83, Group 1, NWD Plan NWP1267                                                                                                       |
| 5585 Grassmere Street                                                                          | A2      | Lot 45, DL 83, Group 1, NWD Plan NWP1267                                                                                                       |
| 5631 Grassmere Street                                                                          | A2      | Lot A Except: Firstly: North 555.5 Feet Except West 169 Feet And Secondly: West 169 Feet Of North 555.5 Feet; DL 83, Group 1, NWD Plan NWP4678 |
| 5681 Grassmere Street                                                                          | A2      | Lot 48, DL 83, Group 1, NWD Plan NWP1267                                                                                                       |
| 5717 Grassmere Street                                                                          | A2      | Lot 49, DL 83, Group 1, NWD Plan NWP1267                                                                                                       |
| 5761 Grassmere Street                                                                          | A2      | Lot 50, DL 83, Group 1, NWD Plan NWP1267                                                                                                       |
| <b>AREA 3</b>                                                                                  |         |                                                                                                                                                |
| 6110 Deer Lake Avenue                                                                          | R1 / P2 | Lot 33, DL 79, Group 1, NWD Plan 38937                                                                                                         |
| 6260 Deer Lake Avenue                                                                          | R1      | Parcel A (Reference Plan 3333) Of Block 4, DL 79, Group 1, NWD Plan 536                                                                        |
| 4827 Rowan Avenue                                                                              | R1      | Lot 20, DL 79, Group 1, NWD Plan 24578                                                                                                         |
| 4828 Rowan Avenue                                                                              | R1      | Parcel B (Reference Plan 4905), Block 4, DL 79, Group 1, NWD Plan 536                                                                          |
| 4837 Rowan Avenue                                                                              | R1      | The East 144 Feet (Explanatory Plan 15307) Of Lot 1 Except: Part Subdivided By Plan 24578, DL 79, Group 1, NWD Plan 8555                       |
| 4846 Rowan Avenue                                                                              | R1      | Lot G, DL 79, Group 1, NWD Plan 15631                                                                                                          |

| Address                                           | Zone    | Legal Description                                                                                                                           |
|---------------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------------------------------------|
| <b>AREA 3</b>                                     |         |                                                                                                                                             |
| 4857 Rowan Avenue                                 | R1 / P2 | Lot C, DL 79, Group 1, NWD Plan 15589                                                                                                       |
| 4868 Rowan Avenue                                 | R1      | Lot F, DL 79, Group 1, NWD Plan 15631                                                                                                       |
| 4883 Rowan Avenue                                 | R1      | Lot 34, DL 79, Group 1, NWD Plan 38937                                                                                                      |
| 4896 Rowan Avenue                                 | R1      | Lot E, DL 79, Group 1, NWD Plan 15631                                                                                                       |
| 6137 Price Street                                 | R1      | West Half Parcel A (Explanatory Plan 9174) Of Blocks 4 And 5, DL 79, Group 1, NWD Plan 536                                                  |
| 4893 Rowan Avenue                                 | R1      | East Half Parcel A (Explanatory Plan 9174) Of Blocks 4 And 5, DL 79, Group 1, NWD Plan 536                                                  |
| Portion 4949 Canada Way (East of Century Parkway) | P2      | Portion of Lot 2 Except: Firstly: Part Dedicated Road On Plan LMP4601, Secondly: Part Road On Plan LMP50142, DL 79, Group 1, NWD Plan 85511 |
| <b>AREA 4</b>                                     |         |                                                                                                                                             |
| 5155 Sperling Avenue                              | R1      | Lot 3, DL 85, Group 1, NWD Plan 8861                                                                                                        |
| 5165 Sperling Avenue                              | R1      | Lot B, DL 85, Group 1, NWD Plan 73494                                                                                                       |
| <b>AREA 5</b>                                     |         |                                                                                                                                             |
| 6088 Dufferin Avenue                              | R4      | Lot 37, DL 93, Group 1, NWD Plan 1127                                                                                                       |