

TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL

FROM: A. BOURRIE, RPP, DIRECTOR OF PLANNING AND BUILDING SERVICES

NOTED: R. FORWARD, MBA, M.Sc., P. ENG., GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: PUBLIC MEETING FOR A PROPOSED ZONING BY-LAW AMENDMENT – 70 DEAN AVENUE

FILE: D14-1644

DATE: MARCH 19, 2018

The purpose of this Memorandum is to advise Members of General Committee of a public meeting for an application for a zoning by-law amendment, submitted by The Jones Consulting Group Ltd. on behalf of Lotco Limited. The lands are currently owned by the Toronto United Church Council. The subject lands are municipally known as 70 Dean Avenue and are approximately 1.34 hectares of land (3.3 acres). The parcel is located west of Yonge Street, south of Painswick Library, on the north side of Dean Avenue (Appendix “A” – Site Location Map).

The applicant is proposing to amend the zoning of the subject lands from Institutional with Special Provisions (I (SP-457)) to Residential Apartment Second Density with Special Provisions (RA2-1(SP-XXX)). The proposed rezoning would permit the development of 199 residential rental units within a single building of varied heights (3 to 9 storeys) (Appendix “B”- Site Concept Plans). The proposed special provisions would be to allow for tandem parking and to reduce the width of the landscape buffer along the rear yard.

Background

The subject application was received and deemed to be complete by the City on January 4, 2018. Planning staff are currently working with the applicant, their consultants and our technical review team through the technical review process.

The subject lands are designated ‘Community Centre Commercial’ subject to a Defined Policy Area E in the City’s Official Plan, which allows for the development of 2 hectares of high density residential development. The subject lands are designated Regional Centre within the Painswick Secondary Plan.

A Neighbourhood Ward Meeting was held on March 1, 2018 regarding the proposed zoning by-law amendment. Approximately 100 local residents attended the meeting. Residents raised issues such as: increased height and density, increased traffic, pedestrian movement, insufficient parking, and site design and layout.

The subject application was circulated to applicable City departments and external agencies for their review and comment on January 5, 2018. The primary planning and land use matters being considered at this time are:

- The requested site-specific zoning provisions;
- Compatibility with the surrounding neighbourhood;
- Building massing and height;
- Site layout; and,
- The efficient use of land and resources that optimize the use of existing services and infrastructure.

All comments that are received from the Public Meeting will be considered as part of the recommendation in the staff report. Planning staff are targeting Spring 2018 for the staff report to be brought forward for General Committee’s consideration of the proposed zoning by-law amendment.



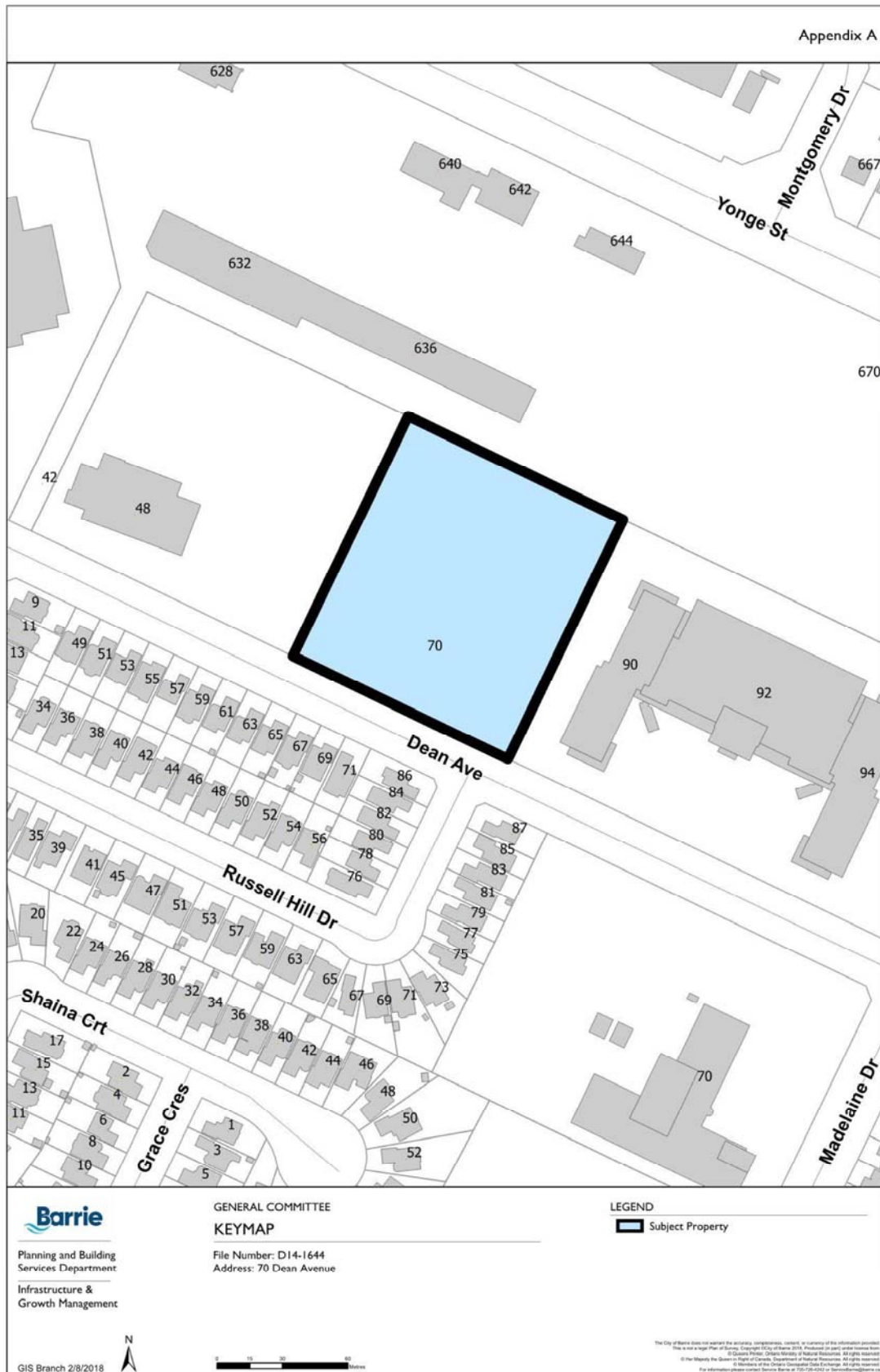
PLANNING AND BUILDING SERVICES DEPARTMENT MEMORANDUM

In response to the feedback received at the Neighbourhood Meeting and from technical staff the following changes have been made to the concept plan (Appendix "B"- Site Concept Plans):

- Moved the entrance to the parking garage away from the seniors' residential development;
- Moved the primary pedestrian drop off away from the seniors' residential development;
- Created an outdoor amenity space;
- Added a proposed pedestrian connection to the commercial development along Yonge Street; and,
- Reoriented surface parking.

If you have any questions, please contact the Planning file manager, Bailey Chabot at 705-739-4220 extension 4434.

APPENDIX "A" - SITE LOCATION MAP



Original Site Concept Plan

ADJACENT COMMERCIAL PLAZA

100 W. 192ND ST

PROPOSED PARKING LOT TOTAL

PROPOSED PARKING LOT TOTAL

PROPOSED APARTMENT BUILDING (3,408 199 UNITS)

PROPOSED STREET PARKING STRIPS

DEAN AVENUE

1 SITE PLAN



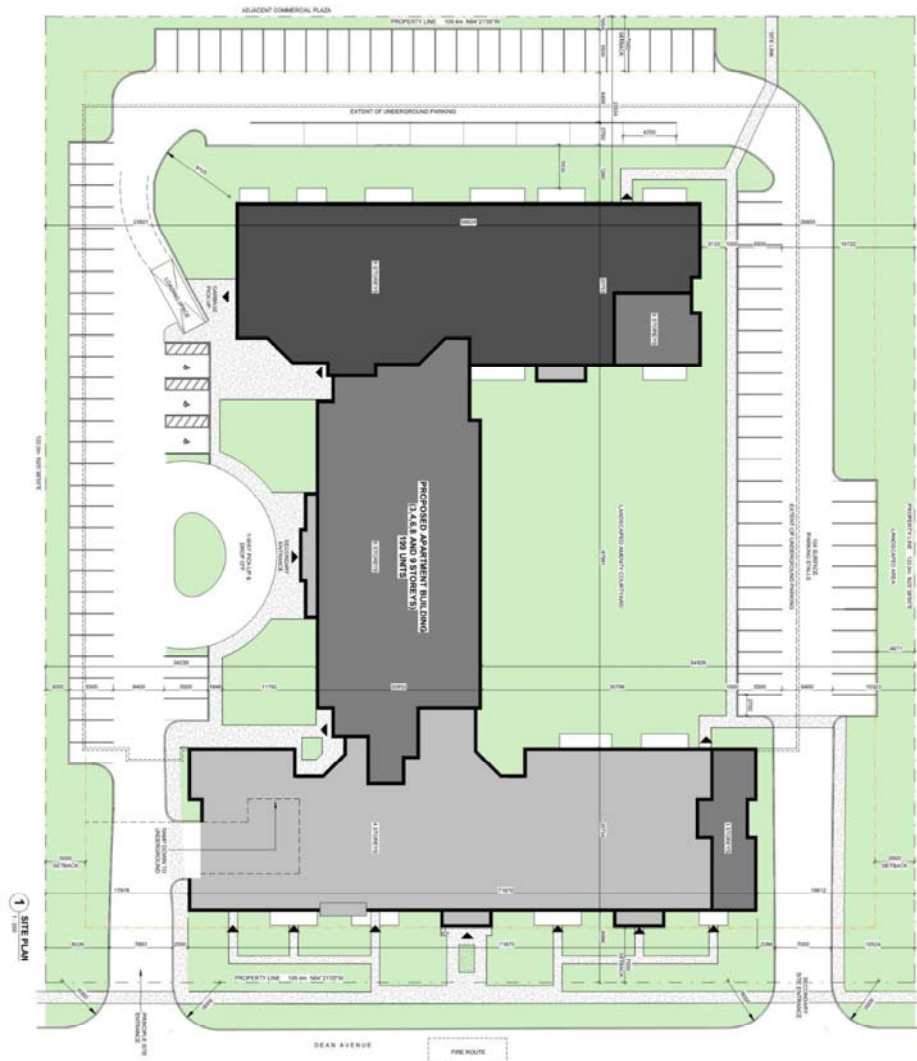
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2/1/2018	1.0	2/1/2018	1.0
3/1/2018	1.0	3/1/2018	1.0
4/1/2018	1.0	4/1/2018	1.0
5/1/2018	1.0	5/1/2018	1.0
6/1/2018	1.0	6/1/2018	1.0
7/1/2018	1.0	7/1/2018	1.0
8/1/2018	1.0	8/1/2018	1.0
9/1/2018	1.0	9/1/2018	1.0
10/1/2018	1.0	10/1/2018	1.0
11/1/2018	1.0	11/1/2018	1.0
12/1/2018	1.0	12/1/2018	1.0
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Age	Gender	Profession
18	Male	Student
22	Female	Teacher
25	Male	Engineer
30	Female	Doctor
35	Male	Manager
40	Female	Homemaker
45	Male	Retired
50	Female	Businesswoman
55	Male	Farmer
60	Female	Librarian
65	Male	Professor
70	Female	Artist
75	Male	Writer
80	Female	Scientist
85	Male	Historian
90	Female	Philosopher
95	Male	Religious Leader
100	Female	Explorer

srm
ARCHITECTS INC.

Firm Name	SRM
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City	TORONTO ONTARIO
Country	CANADA
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E-mail	sr@marchitects.com

Updated Site Concept Plan

[illegible]

7. TEAM NAME, SCHOOL, CITY/STATE		
DATE	REMARKS	PREPARED BY
2/20/2016	1. (1st) 1st PLACE 2. (2nd) 2nd PLACE 3. (3rd) 3rd PLACE 4. (4th) 4th PLACE 5. (5th) 5th PLACE 6. (6th) 6th PLACE 7. (7th) 7th PLACE 8. (8th) 8th PLACE 9. (9th) 9th PLACE 10. (10th) 10th PLACE 11. (11th) 11th PLACE 12. (12th) 12th PLACE 13. (13th) 13th PLACE 14. (14th) 14th PLACE 15. (15th) 15th PLACE 16. (16th) 16th PLACE 17. (17th) 17th PLACE 18. (18th) 18th PLACE 19. (19th) 19th PLACE 20. (20th) 20th PLACE 21. (21st) 21st PLACE 22. (22nd) 22nd PLACE 23. (23rd) 23rd PLACE 24. (24th) 24th PLACE 25. (25th) 25th PLACE 26. (26th) 26th PLACE 27. (27th) 27th PLACE 28. (28th) 28th PLACE 29. (29th) 29th PLACE 30. (30th) 30th PLACE 31. (31st) 31st PLACE 32. (32nd) 32nd PLACE 33. (33rd) 33rd PLACE 34. (34th) 34th PLACE 35. (35th) 35th PLACE 36. (36th) 36th PLACE 37. (37th) 37th PLACE 38. (38th) 38th PLACE 39. (39th) 39th PLACE 40. (40th) 40th PLACE 41. (41st) 41st PLACE 42. (42nd) 42nd PLACE 43. (43rd) 43rd PLACE 44. (44th) 44th PLACE 45. (45th) 45th PLACE 46. (46th) 46th PLACE 47. 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No.	Date	Particulars

70 DEAN AVENUE,
BARRIE, ONTARIO

SITE PLAN

any time

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