

FILE NO.: D14-1656

TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL

PREPARED BY: E. TERRY, RPP, PLANNER

FROM: A. BOURRIE, RPP, DIRECTOR OF PLANNING

NOTED: A. BOURRIE, RPP, ACTING GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: PUBLIC MEETING FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS – 390 ESSA ROAD (SOHO JAMES INCORPORATED)

DATE: APRIL 1, 2019

The purpose of this Memorandum is to advise members of Council at the Public Meeting regarding applications for Official Plan and Zoning By-Law Amendment, submitted by Innovative Planning Solutions on behalf of SOHO James Incorporated, for the lands municipally known as 390 Essa Road, located on the south side of Essa Road and east of Veteran's Drive. The applications were deemed complete on October 25, 2018.



File #: D14-1656

Address: 390 Essa Road

SUBJECT PROPERTY





PLANNING AND BUILDING SERVICES MEMORANDUM

The subject lands are designated Residential within the City's Official Plan and are zoned Residential Single Detached Dwelling First Density (R1) by Zoning By-law 2009-141.

The proposed Official Plan Amendment seeks to create a new defined policy area on Schedule C to permit a maximum density of 220 units per hectare. The Official Plan states high density development in excess of 150 units per hectare shall be restricted to locations within the City Centre unless an amendment considering the criteria of section 4.2.2.3 and other relevant policies of the Plan have been approved. The applicant is proposing a 6-storey residential apartment building including 74 rental units; of which 11 units are proposed to be affordable (See Concept Site Plan & Conceptual Building Elevation in Appendix 'A').

The proposed Zoning By-law Amendment seeks to rezone the subject lands to Residential Apartment Second Density (RA2) with special zoning provisions. The five special provisions being sought by the applicant are as follows:

Zoning By-law Provision	Required in By-law	Requested Special Provision
Minimum Front Yard Setback	7m	5.4m
Minimum Side Yard Setback	5m	4.82m
Minimum Landscape area	35%	24.2%
Minimum Parking Spaces	111 spaces	64 spaces
Maximum Lot Coverage	35%	44.3%
Minimum parking area buffer	3m	1.5m

Neighbourhood Meeting

A Neighbourhood Meeting was held on January 15th 2019 at Holly Community Centre. 15 residents were in attendance. Comments were received on the following matters:

- Provision of sufficient parking to accommodate the proposed development;
- Traffic concerns with respect to the proposed access on Essa Road and conflicts with existing access locations in the vicinity of the subject lands;
- Privacy and screening for existing residential properties to the east;
- Impact of drainage on adjacent residential properties to the east; and
- Ensuring the proposed building elevation rendering provided in support of the subject applications is realized at the time of site construction (see Appendix 'A').

The primary planning and land use items being considered at this time are:

- Proposed parking ratio;
- The impact of the form of development on adjacent residential properties;
- The provision of affordable housing units in relation to City's affordable housing targets;
- Appropriateness of the proposed height and density outside of the City Centre;
- The site specific zoning provisions being requested;
- Streetscape interface along Essa Road; and
- Bonus requirements (in light of the increases requested through site specific zoning provisions).

Planning staff are targeting May 27, 2019 (this is in advance of the LPAT deadline) for the staff report to be brought forward for General Committee's consideration of the subject Official Plan Amendment/Zoning Bylaw Amendment applications.

For more information, please contact Edward Terry, RPP, Planner at Ext. 5135.

CONCEPTUAL BUILDING EVALUATION

