

Edgehill Town's

70 & 76 Edgehill Drive Zoning Bylaw Amendment



Application Context



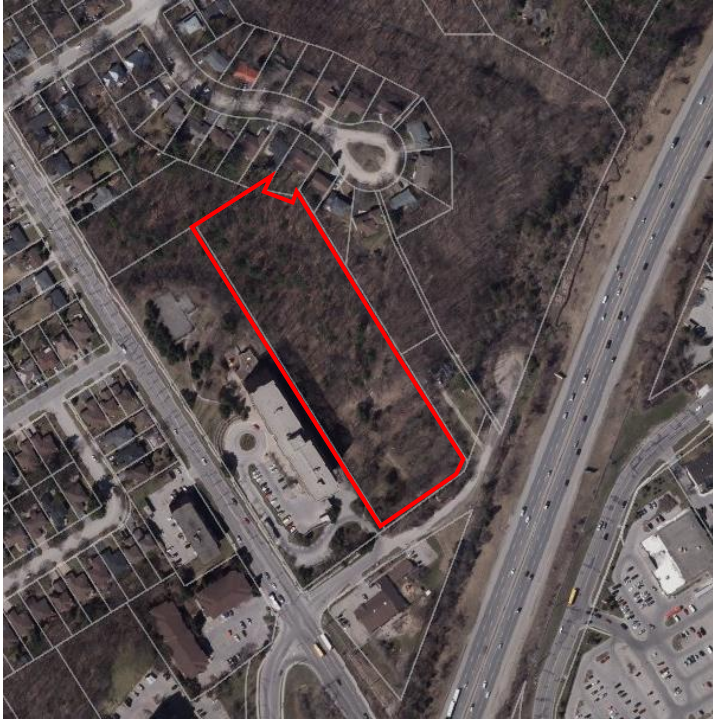
Site:

- 70 & 76 Edgehill Drive, two independent lots
- A total frontage of 112.5 m (369.09 ft) on Edgehill Drive
- Total Area: 2.173 ha (5.37 ac)
- Environmental Protection Area: 1.053 ha (2.60 ac)
- 70 Edgehill Drive contains one dwelling
- 76 Edgehill Drive (larger parcel) is vacant (previous application)
- Lands slope substantially from high elevations towards the northwest (rear) to low points approaching the southeast (front)

Surrounding:

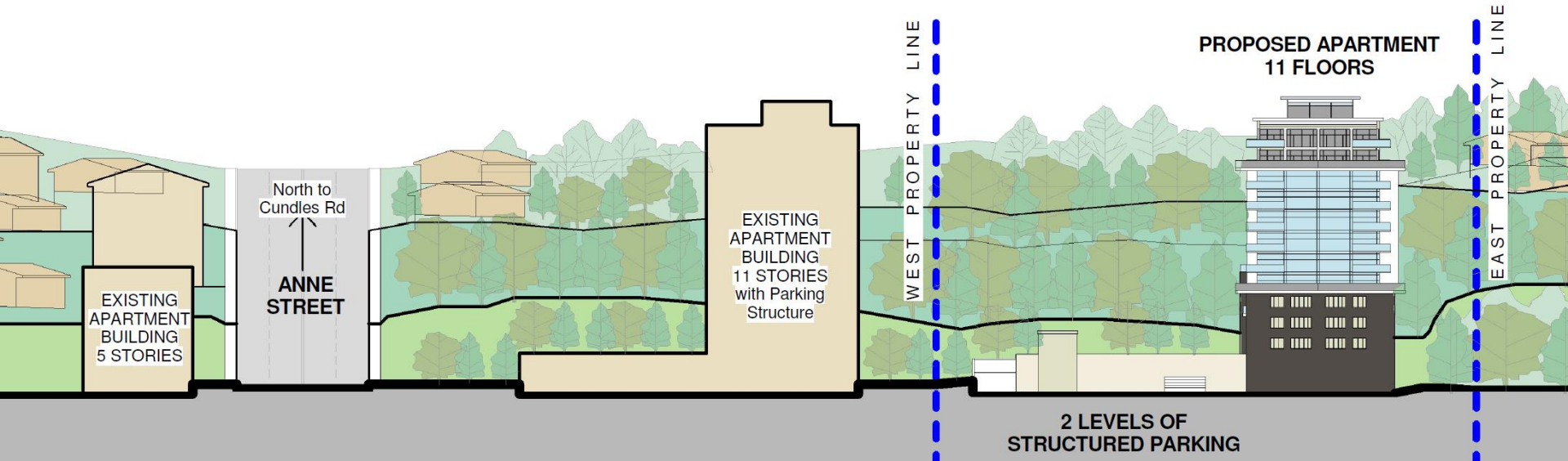
- Residential
- Environmental Protection
- Institutional
- Commercial
- Hwy 400

Background – Previous Approvals



- Previous OPA and ZBA applications, approved in 2014, for 76 Edgehill Drive
- The OPA and ZBA permit:
 - High density development
 - Maximum density of 255 units per hectares, over 220 dwelling units
 - 12 Storey condo/apartment building (39 metres)
 - 9 m high parking structure
 - Enlarged Environmental Protection Area

Background – Previous Approvals



Official Plan Designation



Official Plan Land Use:

- The lands are designated
 - Residential
 - Environmental Protection
 - Special Policy Area

LEGEND

| | | | |
|--|--------------------|--|-------------------------------|
| | Subject Lands | | Environmental Protection Area |
| | Residential | | |
| | General Commercial | | |
| | Institutional | | |
| | Open Space | | |

Zoning Bylaw Amendment



Zoning Bylaw:

- 70 Edgehill Dr is zoned
 - Residential Single Detached Two (R2)
- 76 Edgehill Dr is zoned
 - Residential Apartment Second Density Two Hold with Special Provisions (RA2-2(SP-508)(H128))
 - Environmental Protection (EP)
- The Application proposes to rezone the residential portions of the lands to Residential Multiple Two Special Provision (RM2-X) Zone
- ZBA will provide consistent zoning between properties and permit townhouse dwelling units

Proposed Site Plan



Proposed Site Plan



- 109 dwelling units
- 100 back to back townhouses, 5 buildings (4 stories)
- 9 standard townhouse units, 1 row (3 stories)
- Density: 97.2 units/ha
- Large amenity area 1,136m²
- 141 parking spaces, including 23 at grade visitor parking spaces (1.29 spaces p/unit)
- **No changes to Environmental Protection Area**

Parking Plan



- Total 141 parking spaces, 1.29 spaces per unit
- 23 at grade visitor parking spaces, with 2 barrier free spaces
- 2 spaces per standard townhouse, provided in tandem
- 1 space per townhouse provided under the building

CONCEPTUAL RENDERINGS





Studies

The following reports have been completed to support the succeeding application:

- Planning Justification Report, Prepared by Innovative Planning Solutions.
- Functional Servicing Report, Prepared by Pinestone Engineering Ltd.
- Stormwater Management Report, Prepared by Pinestone Engineering Ltd.
- Tree Inventory and Preservation Plan, Prepared by Landmark Environmental Group
- Urban Design Report/Brief, Prepared by Innovative Planning Solutions
- Stage 1-2 Archaeological Assessment, Prepared by Amick
- Traffic Impact Study, Prepared by CC Tatham
- Noise and Vibration, R Bouwmeester and Associates
- Environmental Evaluation Study, Prepared by Azimuth Environmental Group
- Edge Management Plan, Prepared by Azimuth Environmental Group
- Hydrogeological Report, Prepared by Cambium



- Decrease in number of units, from 220 to 109 units
- Decrease in height, from 12 stories to 4 stories
- EP lands will be preserved
- Privacy maintained
- Decreased units = reduced traffic
- Completes development on Edgehill Drive

Thank You!