


TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL **FILE:** D14-1583

FROM: M. KALYANIWALLA, M.C.I.P., R.P.P., DIRECTOR OF PLANNING SERVICES (ACTING)

NOTED: R. FORWARD, MBA, M.Sc., P. ENG.
GENERAL MANAGER OF INFRASTRUCTURE & GROWTH MANAGEMENT
C. LADD, CHIEF ADMINISTRATIVE OFFICER 

RE: AMENDMENT TO THE ZONING BY-LAW (534, 536, 540 ESSA ROAD AND PART OF 8 BOAG COURT)

DATE: MARCH 23, 2015

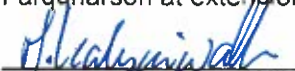
Pursuant to Staff Report PLN029-14 (Motion 14-G-225) the Planning Department has implemented the new Neighbourhood Meeting system and revised Public Meeting system. The Public Meeting will be conducted in accordance with past practice but now with the addition of a staff presentation of planning and land use items that have been identified by the public at the Neighbourhood Meeting and through initial staff review of the application. The staff presentation will occur between the presentation by the Applicant and questions/comments by the public. A detailed analysis of the application and recommendation will occur through a Staff Report to General Committee at a future date.

In this case, the Applicant is proposing to rezone the subject property from Multiple Residential Dwelling Second Density Special Provision RM2 (SP-473) and Single Detached Residential First Density (R1) to Multiple Residential Dwelling Second Density Special Provision RM2 (SP) to permit the development of 55 block/cluster townhouses. The property is designated Residential in the Official Plan and located on Essa Road, which is identified as an Intensification Corridor. The primary planning/land use items being considered at this time are:

- Increased Gross Floor Area (the total area of all floors in the building);
- Protection of boundary trees;
- Location and configuration of the amenity space and its functionality;
- Snow storage on site; and
- Proposed density exceeding the Zoning By-law requirements (Zoning By-law limits Block/Cluster Townhouses to 40 units per hectare, the applicant is proposing 57 units per hectare).

The applicant did participate in a Neighbourhood Meeting on February 19, 2015, in which members of the public provided comments regarding building location and design, which are technical items and can be reviewed through Site Plan Control, if the application is approved.

If you have any questions or comments please do not hesitate to contact the File Manager, Steve Farquharson at extension 4478.


M. Kalyaniwalla, M.C.I.P., R.P.P.,
Director of Planning Services (Acting)