



TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL **FILE:** D14-1590

FROM: S. NAYLOR, M.E.S., M.C.I.P., R.P.P., DIRECTOR OF PLANNING SERVICES

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

C. LADD, CHIEF ADMINISTRATIVE OFFICER 

RE: ZONING BY-LAW AMENDMENT – 298 & 302 EDGEHILL DRIVE

DATE: JANUARY 4, 2016

The subject lands are designated Residential Area and Environmental Protection Area within the City's Official Plan and are zoned Residential Single Detached Dwelling Second Density (R2) and Environmental Protection (EP) by Zoning By-law 2009-141. The property is located on the north side of Edgehill Drive, west of Ferndale Drive North, within the Edgehill Drive Planning Area. The applicant is proposing to rezone the subject lands from Residential Single Detached Dwelling Second Density (R2) to Residential Multiple Dwelling Second Density Special (RM2) (SP) to permit the development of three (3) fourplexes on the subject lands, resulting in a total of twelve (12) residential apartment units and 24 surface parking spaces. The Environmental Protection Designation and Zoning on the northern portion of the subject lands is intended to remain.

The Special Provisions would permit the following:

- A reduced front yard setback from 7m to 5.5m;
- A reduced side yard setback from 1.8m to 1.0m;
- An increase to the permitted size of an accessory structure from 50m² to 230m²; and
- A reduced landscape buffer area adjacent to a parking area from 3.0m to 2.0m.

A single detached dwelling unit currently occupies the northern portion of the subject property and would be demolished prior to development occurring.

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

- Boundary tree preservation, particularly along the east and west property boundaries adjacent to the existing low density residential units and adjacent to Edgehill Drive;
- The special provisions related to the reduced front and side yard setbacks, deficient landscaped area adjacent to a parking space and an increase in the size of an accessory structure;
- On-site refuse programming for the proposed development;
- The efficient use of land and resources that optimize the use of existing servicing infrastructure;
- The impact of the development on adjacent properties, particularly the adjacent single detached residential lots; and
- Incorporation of an acceptable urban design treatment along the Edgehill Drive frontage.

The applicant did participate in a Neighbourhood Meeting on November 12, 2015, in which 4 members of the public were in attendance and provided comments regarding:

- The preservation of the existing Environmental Protection limits of the subject lands;
- An increase in the density from what would normally be permitted under the RM2 zone;

- Proposed building setbacks and the form of development (including the size of the units/number of bedrooms and building materials);
- Parking;
- Lighting;
- Traffic generated by the development and its impact on surrounding roads;
- Existing tree removal/preservation and required compensation plantings;
- Concerns with the proposed rental tenure;
- Snow storage; and
- Timing of the development.

Following the Neighbourhood Meeting, Staff met with the applicant and their consultant to discuss the comments received at this meeting and additional comments received to date from various City Departments. As a result, the applicant has made the following changes to the preliminary concept plan:

- Units 1-4 have been resized and reoriented;
- Provision of a pedestrian connection from Edgehill Drive to the rear parking area/main entrances of the units;
- Provision of an 8.0m wide access as required by the City's Traffic Division;
- Easterly side yard setback has been increased from 1.0m to 1.3m; and
- Provision of refuse lockers for each unit.

Planning staff are targeting February 22, 2016 for the staff report to be brought forward for General Committee's consideration of the proposed Zoning By-law Amendment.



S. Naylor, M.C.I.P., R.P.P.
Director of Planning Services