
TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL **FILE: D14-1609**

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

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

C. LADD, CHIEF ADMINISTRATIVE OFFICER

RE: PROPOSED ZONING BY-LAW AMENDMENT FOR 570, 574 AND 576 ESSA ROAD

DATE: JANUARY 23, 2017

An application for a Zoning By-law Amendment has been submitted by the Goodreid Planning Group on behalf of Steve and Mary Saverino (Saverino Investments Inc.) for lands municipally known as 570, 574 and 576 Essa Road. The subject lands are located on the east side of Essa Road, north of Coughlin Road and south of Mapleton Avenue, and have an area of approximately 0.62 hectares (1.55 acres).

The subject lands are designated 'Residential' in the City's Official Plan and are zoned 'Single Detached Residential First Density' (R1) and 'General Commercial – Special Provision No. 50' (C4)(SP-50) in Zoning By-law 2009-141, as amended. The applicant is proposing to re-zone the subject lands to 'Residential Apartment 2 First Density – Special' (RA2-1)(SP) to permit a six-storey apartment condominium with a total of 52 units.

On August 25, 2014, City Council granted a zoning by-law amendment for adjacent lands known municipally as 556, 560, and 568 Essa Road to permit an eight-storey residential condominium building (by-law no. 2014-092). The zoning by-law amendment was appealed to the Ontario Municipal Board (OMB). On April 13, 2015, the OMB ordered that the appeal against the zoning by-law amendment be dismissed. The applicant has since submitted a site plan application for 556, 560, and 568 Essa Road, which is nearing final registration.

The purpose of the subject application is to permit the development of a six-storey multi-residential building on the lands known municipally as 570, 574 and 576 Essa Road. The proposed building will form the second phase of the overall development, which will be comprised of two (2) multi-residential buildings on 556, 560, 568, 570, 574, and 576 Essa Road.

A Neighbourhood Ward Meeting was held on October 27, 2016 regarding the proposed zoning by-law amendment. Members of the public raised issues such as: increased traffic on Essa Road and Mapleton Avenue; the implications of increasing building height and density along Essa Road; parking constraints; the loss of privacy on adjacent lots; the need for fencing and vegetation along the side and rear property lines; and, on-site capacity for snow storage.

The subject application was circulated to applicable City departments and external agencies for their review and comment on October 20, 2016. The primary planning and land use items being considered at this time are:

- The density of the proposed development;
- The site specific zoning provisions requested;
- The efficient use of land and resources that optimize the use of existing service infrastructure;
- Boundary tree preservation and increased landscape treatments along the side and rear lot lines;
- The impact of the development on adjacent properties, particularly the single detached residential lots to the east;
- Incorporation of an acceptable urban design treatment along the Essa Road frontage; and,
- The impacts that the development may have on traffic and parking in the area.

All comments that are received as a result of the Public Meeting will be incorporated into the staff report. Planning staff are targeting late February or March 2017 for the staff report to be brought forward for General Committee's consideration of the proposed zoning by-law amendment.

If you have any questions, please contact the Planning file manager, Andrew Gameiro at 705-739-4220 extension 5038.