

**TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL**

**FROM: C. KITSEMETRY, RPP, PLANNER**

**NOTED: A. BOURRIE, RPP, DIRECTOR OF PLANNING AND BUILDING SERVICES AND  
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 – 750 MAPLEVIEW DRIVE EAST (750 MAPLEVIEW INC.) FILE  
NO. D09-OPA070, D14-1662**

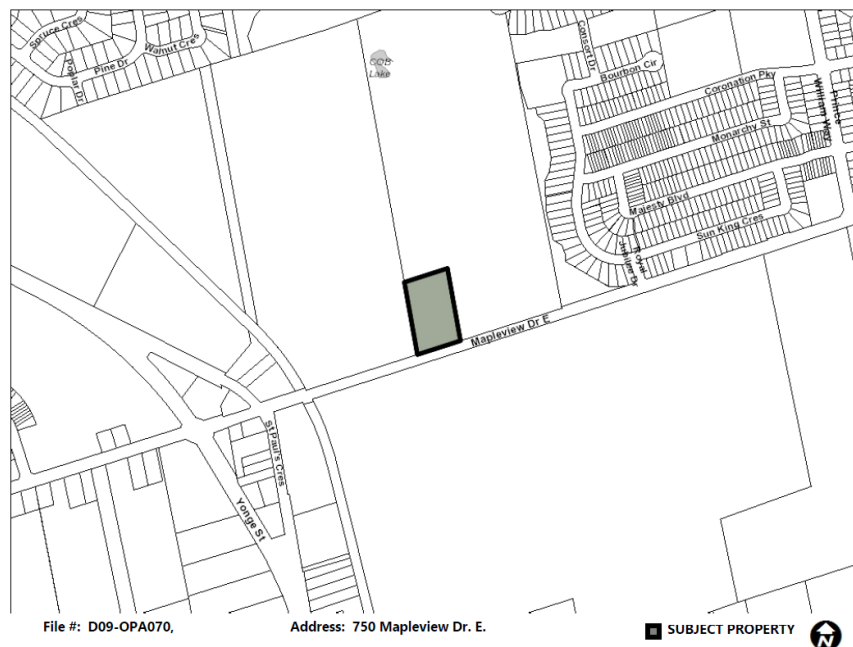
**DATE: MARCH 18, 2019**

The purpose of this Memorandum is to advise members of Council of the Public Meeting regarding applications for an Official Plan Amendment and Zoning By-law Amendment submitted by Innovative Planning Solutions on behalf of 750 Maplevue Inc. for the lands known municipally as 750 Maplevue Drive East. The applications were deemed complete on December 18, 2018.

The subject lands are designated as Environmental Protection and Residential in the City's Official Plan and zoned as Environmental Protection (EP) and Residential Single Detached (R1) in Comprehensive Zoning By-law 2009-141.

The property is approximately 1.39 hectares in size with frontage on Maplevue Drive East. The adjacent lands include the Hewitt's Creek Wetland and a medium to high density development project known as 700 Maplevue Drive East (Plan of Subdivision D12-393).

The proposed Official Plan and Zoning By-law Amendments are intended to realign the boundary of Environmental Protection lands to facilitate a project with 90 townhouse units in place of the existing single detached residence. The Conceptual Site Plan is attached as Appendix "A" to this Memorandum.



More specifically, the application for an Official Plan Amendment is to request an alteration to the Environmental Protection designation to expand the Residential lands available for development. The request for a rezoning application is to change the residential land use from Residential Single Detached (R1) to Residential Multiple Second Density with Special Provisions (RM2)(SP-XXX) to permit a 90 unit condominium townhouse development.



## PLANNING AND BUILDING SERVICES MEMORANDUM

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The special provisions requested to the RM2 zone include:

- an increase in density to 87upha;
- a reduced front yard setback from 7m to 4.5m;
- increased gross floor area from 60% to 105%; and,
- increased height from 10m to 15m.

### Neighbourhood Meeting

A Neighbourhood Meeting was held on February 6, 2019. No questions or comments regarding this project were received.

### Planning and Land Use Matters Under Review

The subject applications are currently undergoing a detailed technical review. The primary planning and land use matters being considered include:

- change in the principle of land use from environmental protection to residential to increase the developable area; and
- community impacts from the change in land use and integration with surrounding development proposals.

### Next Steps

Staff will continue to work with the applicant and their consulting team to address any feedback received through the public process, as well as those comments raised through the analysis of these applications by staff and our agency partners. These items may require revisions or updates to the plans and reports submitted in support of these applications. A staff report to provide a recommendation to General Committee on these applications is anticipated prior to the summer recess.

For more information, please contact Celeste Kitsemetry, Planner at ext. 4430.

APPENDIX "A"

Proposed Concept Plan

