
TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL FILE: D14-1589

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. *R. Forward*
GENERAL MANAGER OF INFRASTRUCTURE & GROWTH MANAGEMENT

C. LADD, CHIEF ADMINISTRATIVE OFFICER *for R. Forward*

RE: ZONING BY-LAW AMENDMENT – 2-14 DUNLOP STREET WEST, 30-40
BAYFIELD STREET & 40-43 MAPLE AVENUE, 5 POINTS

DATE: FEBRUARY 22, 2016

This memo is to provide Council with information regarding the planning/land use items being considered by staff in formulating a recommendation on the proposed Rezoning application.

The subject lands are designated City Centre within the City's Official Plan and are currently zoned Central Area Commercial C1-1 by Zoning By-law 2009-141. The property is located on the northwest side of Dunlop Street West and Bayfield Street, extending through to Maple Avenue.

The applicant is proposing to rezone the subject lands to Central Area C1-1 SP, with Special Provisions to permit the development of a mixed-use (residential and commercial) building, with 203 residential dwelling units and 196 parking spaces within an above grade structured parking garage. The applicants are also seeking to utilize the east half of Maple Avenue to form part of the development.

The Special Provisions would permit the following:

- An increase in the maximum building height of the building tower from 30m beyond 5m of frontage to 61.55m beyond 1.5m of frontage (10 stories to 20 stories);
- An increase in the maximum building height of the building podium from 10m within 5m of frontage to 17.4m within 1.5m of frontage;
- A reduction in minimum coverage for commercial uses from 50% of lot area to 17.6%;
- An increased encroachment for balconies into the required yard setback from 1.5m to 2.6m;
- A reduction in the required parking spaces from 203 spaces to 196; and
- A reduction/removal of the required landscape buffer at the rear and side yards from 3m to 0m.

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

- Consideration of the proposed building height and reduction in building stepping provisions in regard to visual impacts of built form, the relationship and compatibility between adjacent buildings, and the effect on the street and the surrounding pedestrian realm;
- The treatment and proposed built form on Maple Avenue as a structured parking garage rather than facilitating ground floor commercial space;
- Achievement of an appropriate amount of commercial space in a Central Area Commercial zone at the heart of the City Centre;
- The need and/or programming of the public area at the northwest corner of Bayfield and Dunlop Street;
- How the proposed 9 affordable housing units will be maintained as affordable;
- The integration of Maple Lane in the redevelopment proposal, maintaining pedestrian safety and access from Maple Avenue to Bayfield Street.

A Neighbourhood Meeting was held on November 17, 2015, in which approximately 40 people were in attendance. Additional comments were received in writing from members of the public who were not able to attend the Neighbourhood Meeting and identified their interest in keeping apprised of the application process.

Comments received were favourable regarding the redevelopment of the site. Concerns expressed were the need for the maintenance of Maple Lane for access, delivery and public safety; the desire for the provision of additional commercial floor space, treatment of Maple Avenue as a vehicular "service road" to the proposed development rather than the provision of street level commercial in order to stimulate additional redevelopment on Maple Avenue; and some general comments expressed regarding the urban design and shadowing effects of the proposed built form.

Planning staff are targeting April 4, 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