

**TO:** MAYOR J. LEHMAN AND MEMBERS OF GENERAL COMMITTEE **FILE:** D14-1601

**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 – 401 ESSA ROAD

**DATE:** MAY 16, 2016

The subject lands are designated Residential Area within the City's Official Plan and are currently zoned Agricultural (A) and Multiple Residential Dwelling Second Density Special (RM2) (SP-327) in accordance with Zoning By-law 2009-141. The property is located on the west side of Essa Road, north of Ferndale Drive South and immediately south of the Patterson Road unopen road allowance within the Holly Planning Area.

The owner has applied to amend the current zoning of the property from Agricultural (A) and Multiple Residential Dwelling Second Density Special (RM2) (SP-327) to Multiple Residential Dwelling Second Density Special (RM2) (SP) and Open Space (OS) to permit the development of 46 multiple residential block townhouse units. If approved, the development would be registered as a common element condominium with freehold ownership. The requested Special Provisions would permit the following:

- A minimum front yard setback of 1.8m, whereas 7m would be required;
- A minimum rear yard setback of 4.8m, whereas 7m would be required;
- A maximum building height of 11m, whereas 10m would be permitted;
- A maximum density of 58 units per hectare, whereas 40 units per hectare would be permitted;
- A maximum gross floor area of 78%, whereas 60% would be permitted;
- A maximum lot coverage of 37%, whereas 35% would be permitted;
- A minimum internal driveway length of 1.5m, whereas 6m would be required;
- A minimum internal roadway width of 5.5m, whereas 6.4m would be required; and
- A minimum parking ratio of 1 space per unit, inclusive of tandem parking within the garages, whereas 1.5 spaces per unit would be required.

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

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

- The density of the proposed development;
- The site specific provisions requested;

- The efficient use of land and resources that optimize the use of existing servicing infrastructure;
- Boundary and mature tree preservation;
- The impact of the development on adjacent properties, particularly the adjacent single detached residential lots to the south and west; and
- Incorporation of an acceptable urban design treatment along the Essa Road frontage.

The applicant did participate in a Neighbourhood Meeting on April 14, 2016 in which a number of the public were in attendance and provided comments regarding:

- Existing tree removals/preservation and required compensation plantings;
- Proposed building setbacks and the form of development;
- Proposed increase in height and density;
- Loss of privacy to adjacent residential properties;
- Proposed street lighting;
- Increase in traffic generated by the proposed development and its impact on surrounding roadways;
- Status of the Patterson Road unopen road allowance and the existing municipal pathway to the adjacent Ardagh Bluffs trail system;
- Emergency vehicle access due to reduced internal roadway widths;
- Visitor parking;
- Property values;
- Waste storage and removal;
- Proposed tenure; and
- Ability for local schools to accommodate students generated from the proposed development.

Planning staff are targeting June 20, 2016 for the staff report to be brought forward for General Committee's consideration of the proposed Zoning By-law Amendment application.



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

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