



TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL

PREPARED BY: A. GAMEIRO, B.E.S., PLANNER

FROM: A. BOURRIE, RPP, DIRECTOR OF PLANNING AND BUILDING SERVICES

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

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

**RE: PUBLIC MEETING
PROPOSED ZONING BY-LAW AMENDMENT FOR 521 AND 525 ESSA ROAD -
ENCORE DEVELOPMENT GROUP (WARD 7)**

DATE: DECEMBER 11, 2017

The purpose of this Memorandum is to advise members of City Council of a public meeting for an application for a Zoning By-law Amendment submitted by 'Innovative Planning Solutions Inc.' on behalf of 'Encore Development Group' for lands municipally known as 521 and 525 Essa Road. The applicant is proposing to amend the zoning of the subject lands from 'Single Detached Residential First Density' (R1) to 'Multi-Residential Second Density – Special' (RM2)(SP) to permit the development of forty-eight (48) back-to-back townhouse dwelling units. The subject lands are located on the west side of Essa Road, north of Mapleton Avenue and east of Leslie Avenue, and have an area of approximately 0.45 hectares (1.12 acres) – please see Appendix "A": Site Location Map.

Background:

The subject application was received and deemed to be complete by the City on October 2, 2017. Planning staff are currently working with the applicant, their consultants and our technical review team through the technical review process.

The subject lands are designated 'Residential' in the City's Official Plan and are zoned 'Single Detached Residential First Density' (R1) in Zoning By-law 2009-141, as amended. The subject lands are also located within a Secondary Intensification Corridor, as identified in Schedule I of the Official Plan. The applicant is proposing to re-zone the subject lands to 'Multi-Residential Second Density - Special' (RM2)(SP) to permit the development of forty-eight (48) back-to-back townhouse dwelling units (Appendix "B": Site Plan and Elevation Plans). The applicant is requesting the following special zoning provisions:

1. A front yard setback of 2.5 metres for the main building, whereas a minimum of 7 metres is required;
2. A front yard setback of 0 metres for a porch and stairs, whereas a minimum of 3 metres is required;
3. A rear yard setback of 3.6 metres for the main building, whereas a minimum of 7 metres is required;
4. A rear yard setback of 2 metres for a porch and stairs, whereas a minimum of 5 metres is required;
5. A maximum density of 106 units per hectare, whereas a maximum of 40 units per hectare is permitted;
6. An unconsolidated amenity area consisting of an outdoor amenity area at-grade, as well as private balconies and rooftop terraces, whereas amenity areas are required to be consolidated;
7. A maximum lot coverage of 40 percent, whereas a maximum of 35 percent is permitted;
8. A maximum gross floor area of 125 percent, whereas a maximum of 60 percent is permitted; and,
9. A maximum building height of 14.85 metres, whereas a maximum of 10 metres is permitted.

A Neighbourhood Ward Meeting was held on November 7, 2017 regarding the proposed Zoning By-law Amendment. A total of twenty (20) local residents attended the meeting. Residents raised issues such as: increased building density and population, traffic congestion and noise along the Essa Road corridor,

removal of vegetation, impacts on adjacent residential lots, and the design of the proposed buildings (i.e. building materials).

The subject application was circulated to applicable City departments and external agencies for their review and comment on October 2, 2017. The primary planning and land use items being considered at this time are:

- The site-specific zoning provisions requested;
- Increased building density;
- Building design;
- Compatibility with the surrounding neighbourhood;
- The efficient use of land and resources that optimize the use of existing services and infrastructure;
- The preservation of existing vegetation;
- The impact of the development on adjacent properties, particularly the semi-detached residential lots located immediately to the west of the subject lands; and,
- The impacts that the development may have on traffic and parking in the area.

All comments received from the Neighbourhood and Public Meetings will be considered as part of the recommendation in the staff report. Planning staff are targeting late January or early February of 2018 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.

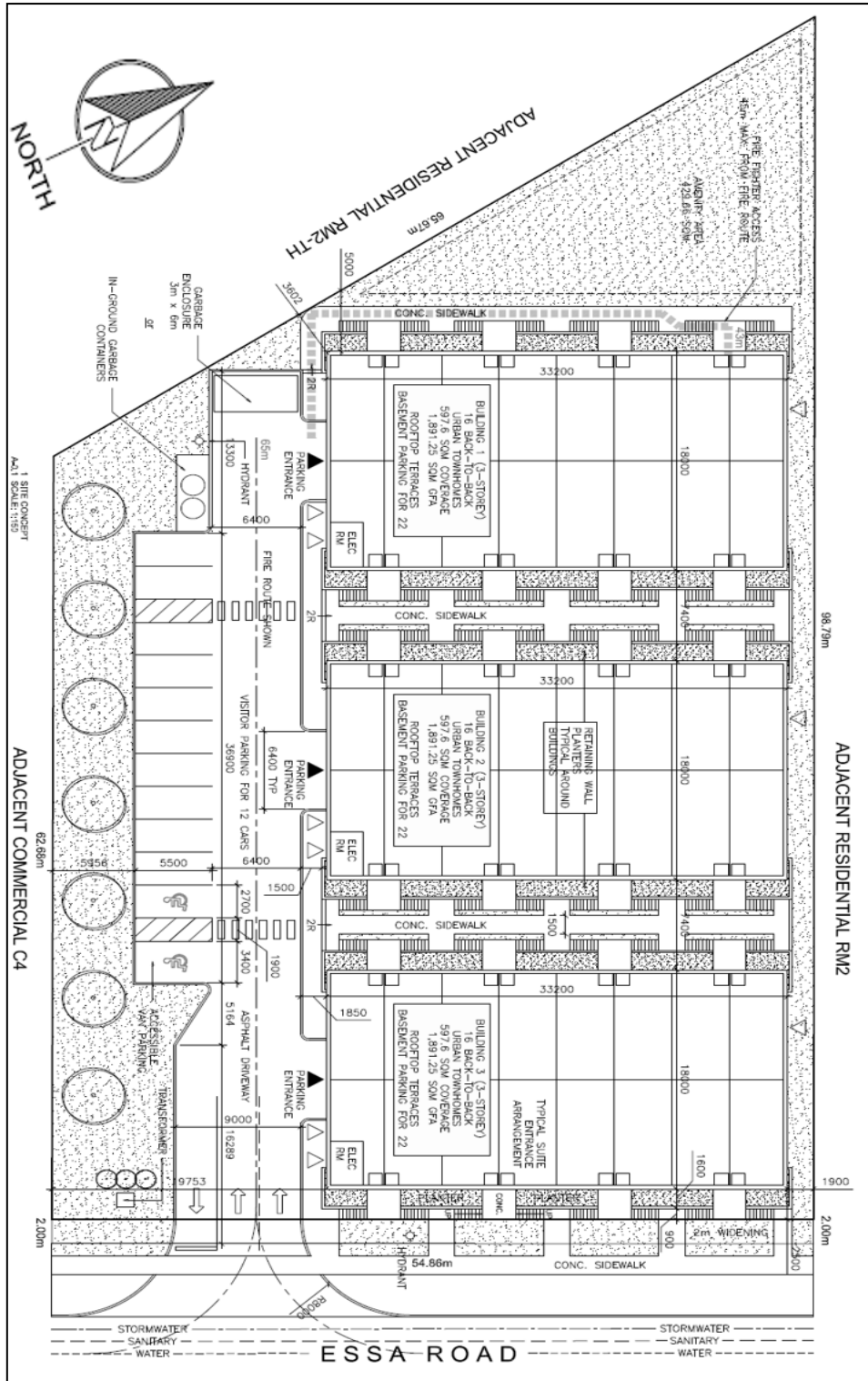
Appendix "A"
Site Location Map



Appendix "B"

Site Plan and Elevation Plans

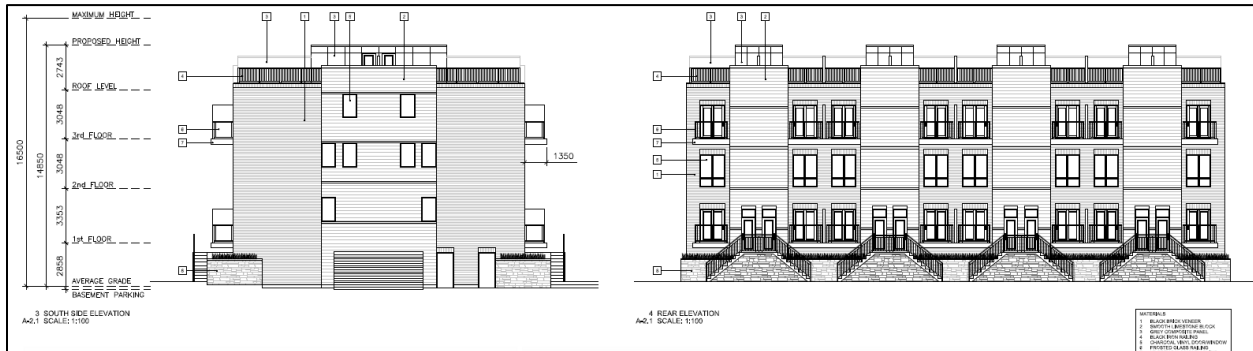
Site Plan



Front and North Side Elevations



South Side and Rear Elevations



Colour Concepts - South Side and Rear Elevations

