
TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL

FROM: B. CHABOT, PLANNER

NOTED: M. BANFIELD, RPP, MANAGER OF GROWTH AND DEVELOPMENT

A. BOURRIE, RPP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT (ACTING)

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: PUBLIC MEETING FOR A PROPOSED ZONING BY-LAW AMENDMENT – 105, 107, 109, 111 EDGEHILL DRIVE (WARD 5) (D14-1653)

DATE: SEPTEMBER 24, 2018

The purpose of this Memorandum is to update members of Council concerning the Public Meeting being held on September 24, 2018 for an application for a Zoning By-law Amendment, submitted by Innovative Planning Solutions Inc. on behalf of 1980168 Ontario Inc. The subject lands are municipally known as 105, 107, 109, and 111 Edgehill Drive and total approximately 0.77 hectares (1.9 acres) in size. The subject lands are designated Residential Area within the Official Plan. The parcels are located west of Highway 400, south of Anne Street, and on the south side of Edgehill Drive (Appendix "A" – Site Location Map).

The applicant is proposing to amend the zoning from Residential Single Family Dwelling Second Density (R2) to Residential Multiple Dwelling Second Density (RM2-Special Provisions) to facilitate the proposed development of 78 back-to-back townhouse units within 5 buildings (Appendix "B" – Concept Plan). The applicant is requesting site specific zoning by-law amendments to accommodate this development to:

- Permit back-to-back townhouses;
- Permit unconsolidated amenity space;
- Reduce the minimum front yard setback (from 7 metres to 4 metres);
- Reduce the minimum number of parking spaces (from 1.5 spaces per unit to 1.07 spaces per unit);
- Increase the maximum lot coverage (from 35% to 38.4%);
- Increase the maximum density (from 40 units per hectare to 103 units per hectare);
- Increase the maximum gross floor area (from 60% to 114%); and,
- Increase the maximum building height (from 10 metres to 12 metres).

As the applicant is requesting an increase in height and density, they will be subject to the policies of Section 37 of the *Planning Act* and Section 6.8 Height and Density Bonus of the Official Plan.

Background

The subject application was deemed to be complete by the City on July 20, 2018 and was circulated to applicable City departments and external agencies for their review and comment the same day. Planning staff are currently working with the applicant, their consultants, and our technical review team through the technical review process. The primary planning and land use matters being considered at this time are:

- Proposed built form;
- Site design and integration into the local neighbourhood;
- Appropriateness of requested site specific amendments; and,
- The health of the natural features and proposed mitigation measures.

A neighbourhood meeting was held on September 5, 2018. Fifteen members of the public attended and identified the following matters of interest:

- Traffic circulation and road capacity;
- On-site parking capacity;
- The health of the stream and it's relocation; and,
- The capacity of local parks and schools.

All comments that are received from the Public Meeting will be considered as part of the recommendation in the staff report.

The *Planning Act* requires a decision be rendered within 150 days of deeming a zoning by-law amendment application complete. As the application was deemed complete on July 20, 2018, a decision is required by December 17, 2018. To that end, Planning staff are targeting December 2018 for the staff report to be brought forward for General Committee's consideration of the proposed zoning by-law amendment subject to the Applicant's appropriate and timely responses to the feedback raised by internal and external agencies and residents.

If you have any questions, please contact the Planning file manager, Bailey Chabot at 705-739-4220 extension 4434.

APPENDIX "A" - SITE LOCATION MAP



APPENDIX "B" – PROPOSED CONCEPT PLAN

