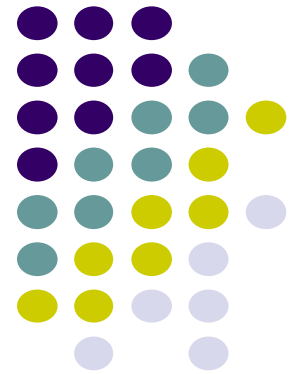


# 368, 372, 376 Essa Road Zoning Bylaw Amendment



June 20<sup>th</sup>, 2016  
Public Meeting

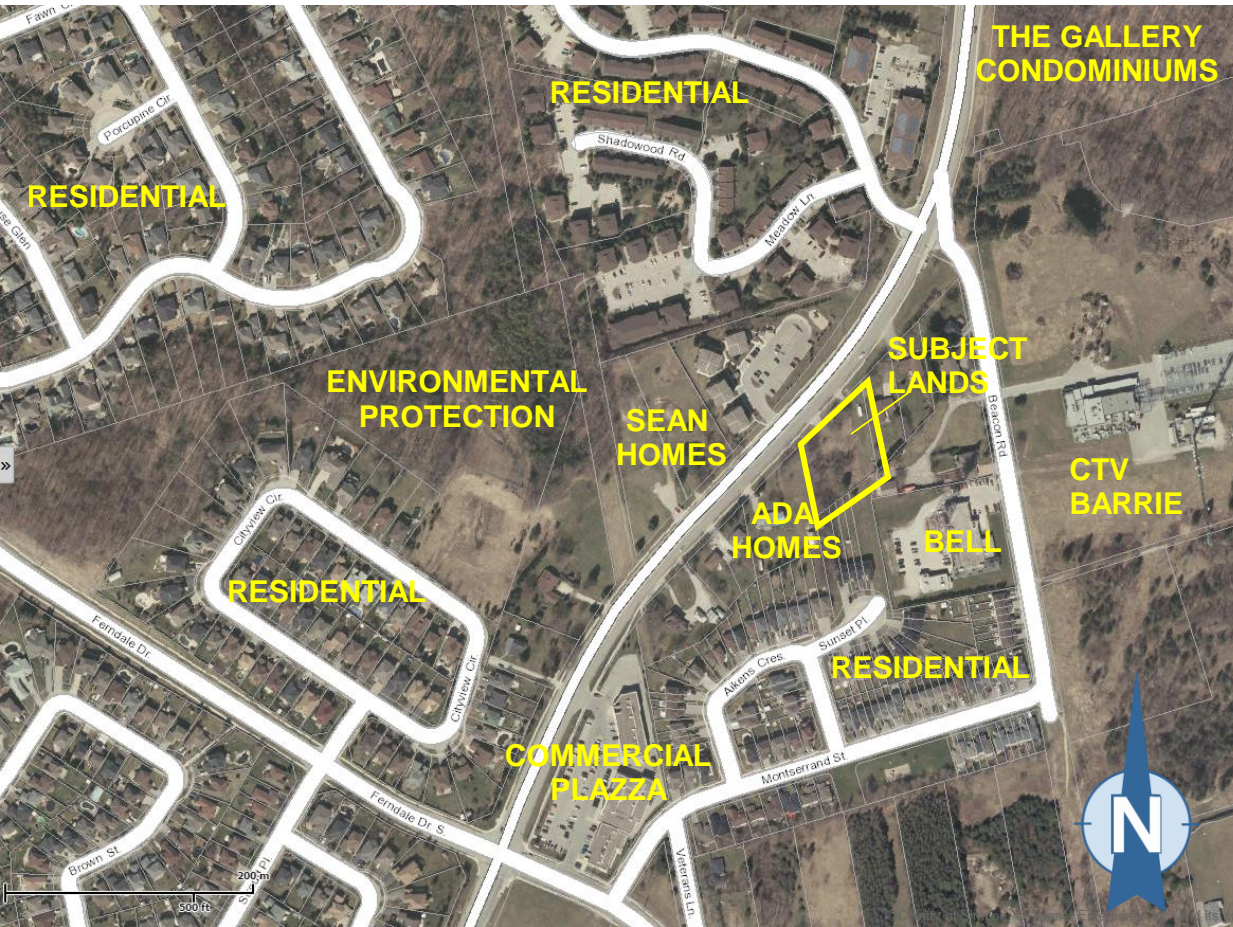
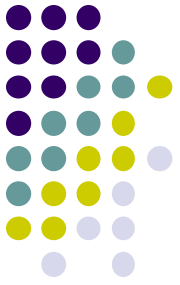


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# Application Context



## Site:

- Frontage:
  - 69.5 m (228 ft)
- Area:
  - 0.38 ha (0.94 acres)
- Vacant Land
- Designated Residential
- Residential Hold Zoning

## Surrounding:

- Existing Low & Medium Density Residential
- Future Medium & High Density Residential (Sean Homes, Pratt Gallery)
- Commercial Plaza

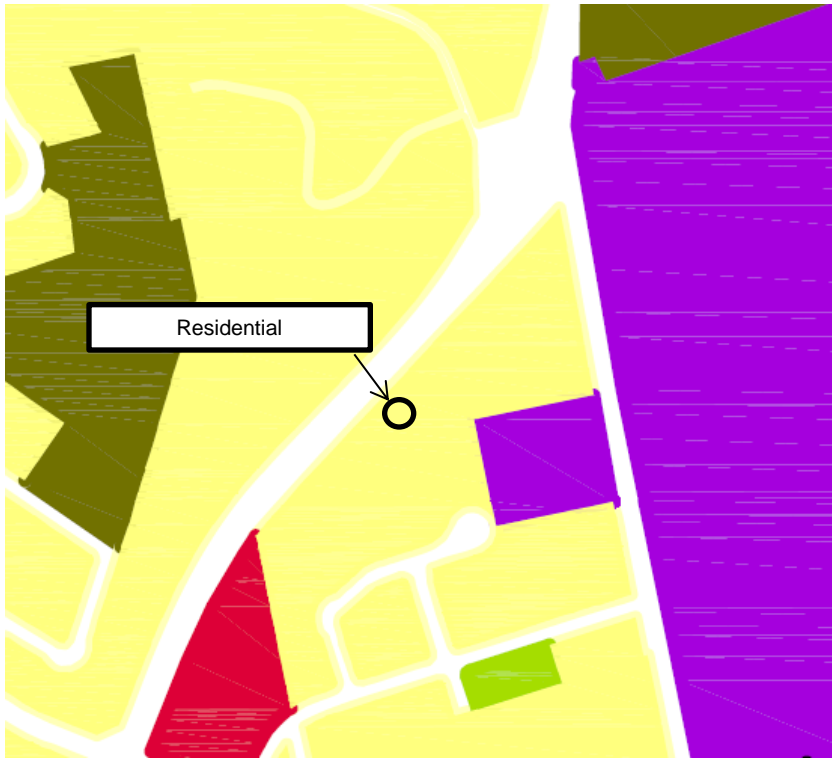




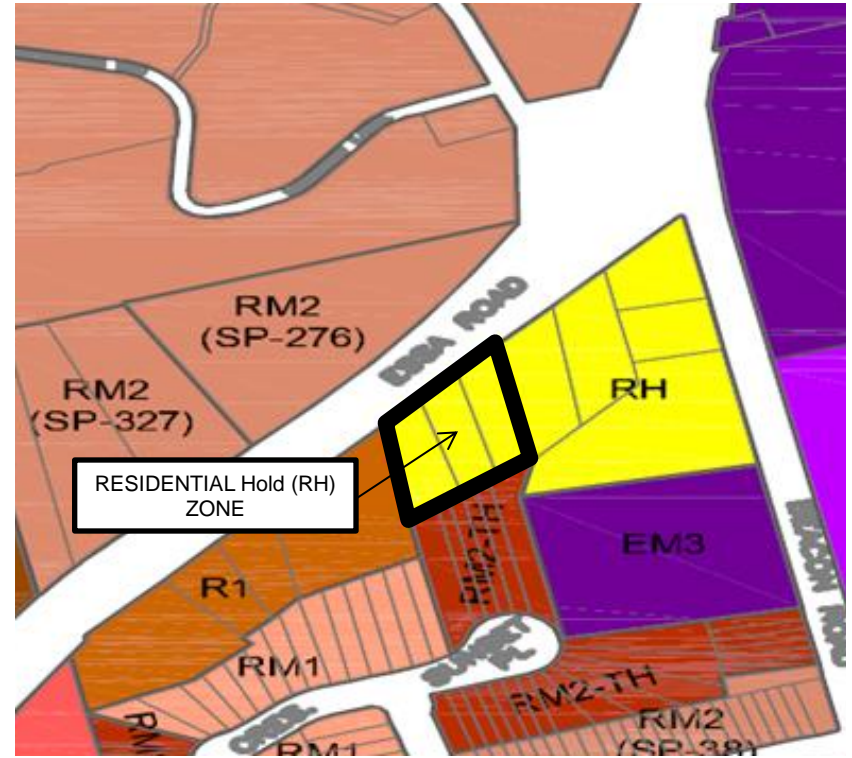
# Land Use Designation & Zoning



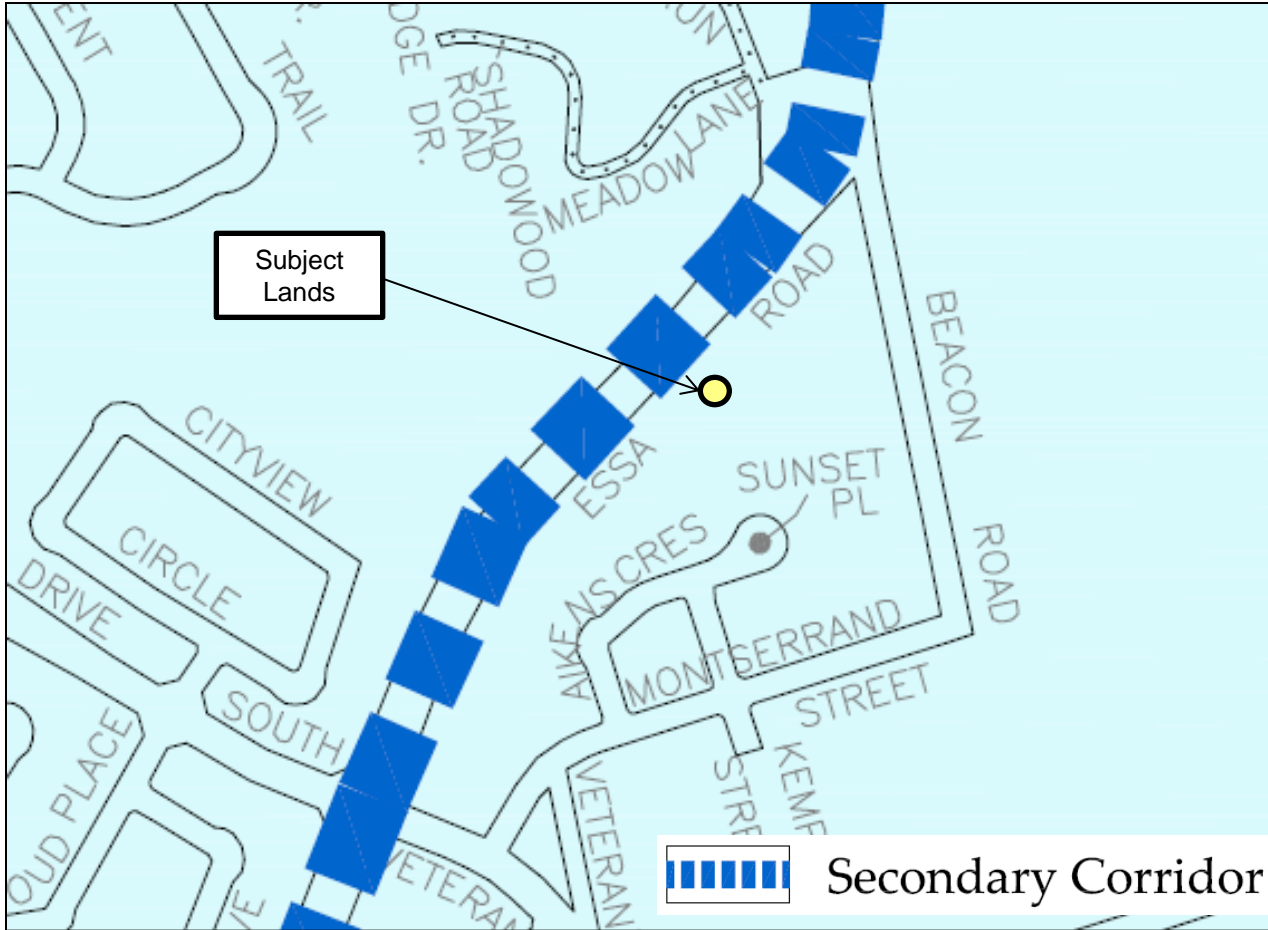
LAND USE DESIGNATION



ZONING

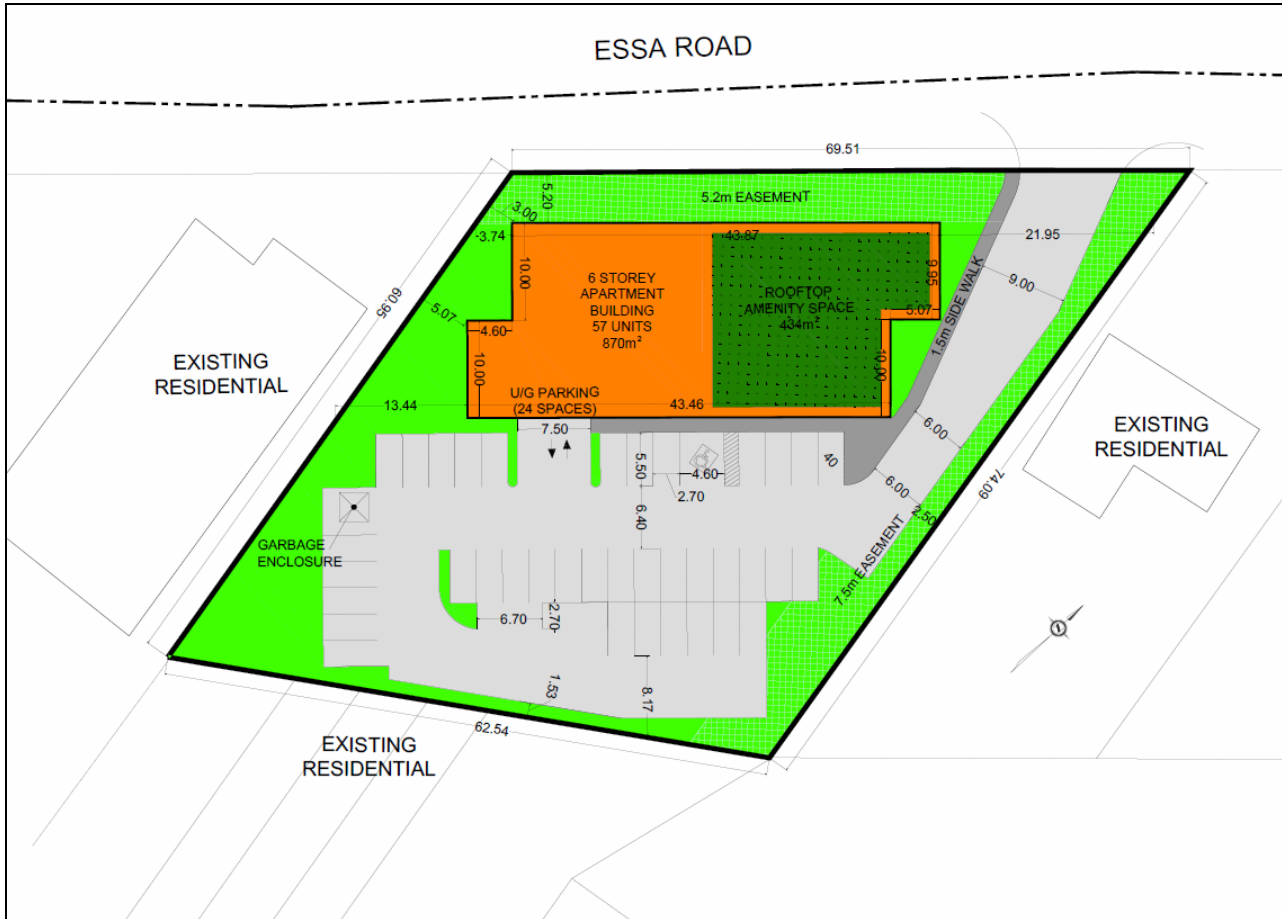
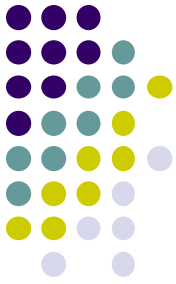


# Intensification Corridor



## SCHEDULE I Intensification Areas

# Development Proposal



- One 6 Storey Building consisting of 57 units.
- Single Access from Essa Road
- Strong Urban Streetscape & Design
- 1 level structured parking
- Surface parking hidden from view along Essa Road
- Large rooftop amenity area
- Sidewalk connecting building & surface parking to Essa Road Sidewalk
- Easements maintained



# Architectural Rendering – Essa Road Streetscape



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# Shadow Study



7:00 JUN 21  
EARLY MORNING SHADOWING AFFECTS FRONT YARD OF PROPERTY TO WEST APARTMENT, AND PART OF THE ESSA ROAD RIGHT OF WAY. NO SIGNIFICANT IMPACT IS REALIZED.



8:00 JUN 21  
MINOR ENCROACHMENT ONTO THE FRONT YARD OF THE RESIDENTIAL PROPERTY TO THE WEST APARTMENT. NO SIGNIFICANT IMPACT.



9:00 JUN 21  
NO IMPACT ON SURROUNDING PROPERTIES.



10:00 JUN 21  
NO IMPACT ON SURROUNDING PROPERTIES.



11:00 JUN 21  
NO IMPACT ON SURROUNDING PROPERTIES.



12:00 JUN 21  
NO IMPACT ON SURROUNDING PROPERTIES.



1:00 JUN 21  
NO IMPACT ON SURROUNDING PROPERTIES.



2:00 JUN 21  
NO IMPACT ON SURROUNDING PROPERTIES.



3:00 JUN 21  
SHADING ENCROACHES ONTO ADJACENT PROPERTY TO THE EAST. MINOR SHADOWING ON THE WEST FACADE OF STRUCTURE.



4:00 JUN 21  
SHADING ENCROACHES ONTO ADJACENT PROPERTY TO THE EAST. MINOR SHADOWING ON REAR YARD AND WEST FACADE OF STRUCTURE.



5:00 JUN 21  
SHADING ENCROACHES ONTO ADJACENT PROPERTY TO THE EAST. SHADOWING ENCOUNTERED IMPACTS APPROXIMATELY 80% OF THE EXISTING RESIDENTIAL STRUCTURE AND REAR YARD.



6:00 JUN 21  
FULL SHADING OF ADJUTING RESIDENTIAL REAR YARD AND PARTIAL SHADING OF STRUCTURE IS ENCOUNTERED. MINOR SHADOWING PROJECTS ONTO REAR YARD OF RESIDENCE LOCATED AT 20 BEACON RD AS WELL AS THE NORTH-EAST CORNER OF THE RESIDENTIAL PROPERTY FRONTING ONTO SUNSET PL.

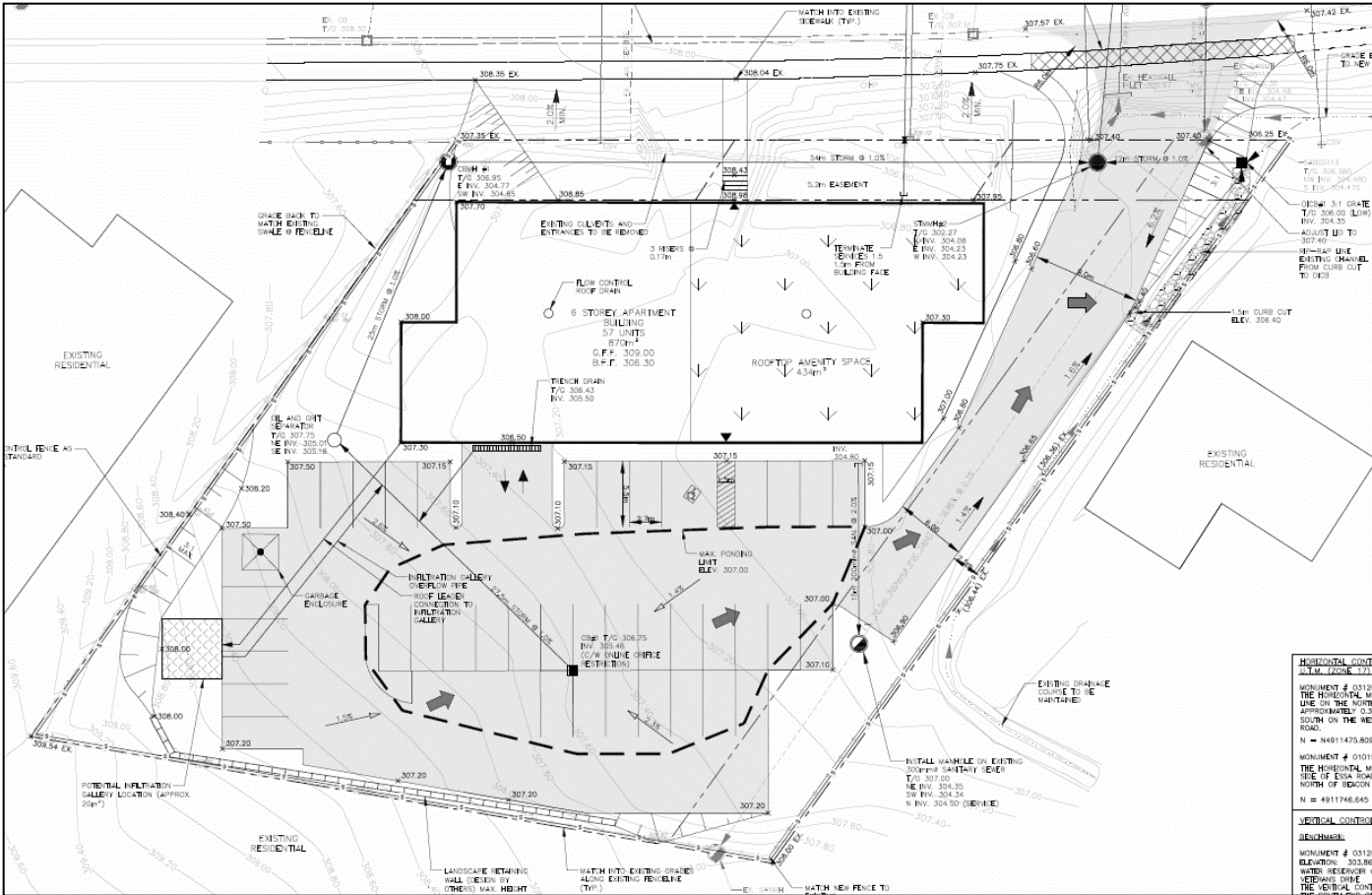
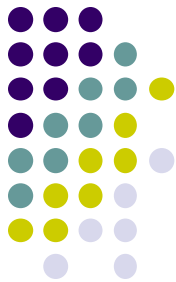


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# Drainage



- full site currently drains to ditch on north property line
- Post-development the majority of stormwater (rooftop, parking lot) will be directed south around the building.
- Post-development flows to existing ditch will be less than pre-development





# Proposed Amendments



- Application aims to rezone lands from Residential Hold (RH) to Residential Apartment two special provision (RA2-1-SP)
- Special Provisions required are as follows:
  - Front Yard Setback of 5.2 metres (7.0 metres required)
  - Side yard setback of 3.0 metres (5.0 metres required)
  - Parking of 1.12 spaces per unit (1.5 spaces required)
  - Parking area buffer setback of 1.5 metres (3.0 metres required)
  - Minimum landscaped open space of 33.5% (35.0% required)



# Conclusion



- ZBA Application is required to permit the proposed development of a 57-unit 6-storey residential building.
- Development provides appropriate functional growth in an intensification area
- Lands are surrounded by recently constructed or proposed medium and high density residential
- Strong urban design and streetscape along Essa road
- Applications are consistent with upper and lower tier planning policy and represent good planning.

# ESSA ROAD

