

## Legislation Details (With Text)

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<b>File #:</b>	20-P-029	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Staff Report - PC	<b>Status:</b>		Carried	
<b>File created:</b>	6/9/2020	<b>In control:</b>		City Council	
<b>On agenda:</b>	6/29/2020	<b>Final action:</b>		6/29/2020	
<b>Title:</b>	APPLICATION FOR A ZONING BY-LAW AMENDMENT (2591451 ONTARIO INC.) - 829 ESSA ROAD (WARD 7)				

1. That the Zoning By-law Amendment application submitted by Innovative Planning Solutions on behalf of 2591451 Ontario Inc. to rezone the lands known municipally as 829 Essa Road (Ward 7) from Residential Multiple First Density (R1) to Mixed Use Corridor with Special Provisions (MU2) (SP-XXX), be approved.

2. That the following Special Provisions (SP), be referenced in the site-specific Zoning By-law for the lands known municipally as 829 Essa Road:

- a) In addition to the uses permitted on Table 5.4.1, a street townhouse is a permitted use in the MU2 zone;
- b) Notwithstanding Table 5.4.2, a minimum front yard setback of 6 metres is required to the garage for each street townhouse unit whereas no standard is provided;
- c) Notwithstanding Table 5.4.2, a minimum side yard setback of 1.5 metres shall be required for the end street townhouse units whereas a maximum of 3 metres is the standard;
- d) Notwithstanding Table 5.4.2, a minimum rear yard setback of 6 metres is required for each street townhouse unit whereas 7 metres is the standard abutting a Residential zone;
- e) A minimum setback of 6 metres for secondary means of access shall be permitted for each street townhouse unit whereas 7 metres is the typical standard;
- f) Notwithstanding Table 5.4.2, a minimum ground level floor height of 3 metres is permitted for each street townhouse unit whereas 4.5 metres is the standard;
- g) Notwithstanding Table 5.4.2, a maximum building height of 7.5 metres is permitted for each street townhouse unit whereas a minimum of 7 metres and maximum of 16.5 metres is the standard;
- h) Notwithstanding section 5.4.3.2 a), the front yard setback shall be landscaped open space with a maximum 50% of the front yard for each street townhouse unit permitted as a driveway and/or parking space whereas a fully paved surface is the standard;
- i) Notwithstanding section 5.4.3.2 b), a minimum front yard setback of 4.5 metres is required to the face of the building for each street townhouse unit whereas a minimum of 3 metres is the standard; and
- j) Notwithstanding section 5.4.4.0, a minimum landscape buffer is not required for the lands zoned as Mixed Use Corridor abutting a Residential zone whereas 3 metres is the standard;
- k) That the development be constructed substantially in accordance with the concept plan illustrated and attached to the Zoning By-law.

3. That notwithstanding the provisions of By-law 99-312 the development of the subject property

known municipally as 829 Essa Road, shall be subject to Site Plan Control.

4. That the written and oral submissions received relating to the application, have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application as amended, and as further detailed in Staff Report DEV001-20.

5. That pursuant to Section 34 (17) of the Planning Act, no further public notification is required prior to the passing of the By-law. (DEV001-20) (File: D14-1683) (Note Circulation List Memo A3 dated June 23, 2020)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. DEV001-200623

Date	Ver.	Action By	Action	Result
6/29/2020	2	City Council	Adopted	
6/23/2020	1	Planning Committee	recommended for adoption (Section "C")	

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2. That the following Special Provisions (SP), be referenced in the site-specific Zoning By-law for the lands known municipally as 829 Essa Road:
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  - b) Notwithstanding Table 5.4.2, a minimum front yard setback of 6 metres is required to the garage for each street townhouse unit whereas no standard is provided;
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parking space whereas a fully paved surface is the standard;

- i) Notwithstanding section 5.4.3.2 b), a minimum front yard setback of 4.5 metres is required to the face of the building for each street townhouse unit whereas a minimum of 3 metres is the standard; and
  - j) Notwithstanding section 5.4.4.0, a minimum landscape buffer is not required for the lands zoned as Mixed Use Corridor abutting a Residential zone whereas 3 metres is the standard;
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3. That notwithstanding the provisions of By-law 99-312 the development of the subject property known municipally as 829 Essa Road, shall be subject to Site Plan Control.
4. That the written and oral submissions received relating to the application, have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application as amended, and as further detailed in Staff Report DEV001-20.
5. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of the By-law. (DEV001-20) (File: D14-1683) (Note Circulation List Memo A3 dated June 23, 2020)