

## Legislation Details (With Text)

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**File #:** 16-G-204      **Version:** 2      **Name:**  
**Type:** Staff Report      **Status:** Carried  
**File created:** 9/6/2016      **In control:** City Council  
**On agenda:** 9/19/2016      **Final action:** 9/19/2016  
**Title:** APPLICATION FOR ZONING BY-LAW AMENDMENT 368-376 ESSA ROAD (WARD 6)

1. That the Zoning By-law Amendment application submitted by Innovative Planning Solutions, on behalf of 2431805 Ontario Inc. and 2432874 Ontario Ltd., to rezone the lands known municipally as 368, 372 and 376 Essa Road from Residential Single Detached Hold (RH) to Residential Apartment Dwelling Second Density with Special Provisions (RA2-1 (SP)), be approved.

2. That the following Special Provisions (SP) be referenced in the implementing Zoning By-law for the subject lands:

- a) Permit a minimum front yard setback of 5.2 metres, whereas 7.0 metres is required;
- b) Permit a minimum rear yard setback of 4.4 metres, whereas 7.0 metres is required; and
- c) Permit a parking ratio of 1.15 spaces per unit, whereas 1.5 spaces per unit is required.

3. That pursuant to Section 34(17) of the Planning Act, no further public notification is required prior to the passing of this by-law.

4. That the written and oral submissions received relating to this application, have been, on balance, taken into consideration as part of the deliberations and final decision related to approval of the application as amended, including the following matters raised in those submissions and identified within Staff Report PLN017-16: the increased density, building height and shadowing impacts, location of parking spaces, drainage and stormwater management impacts, active transportation, adherence to Zoning By-law standards, school capacity and potential light pollution/spillage. (PLN017-16) (File: D14-1602)

**Sponsors:****Indexes:****Code sections:**

**Attachments:** 1. PLN017-160912.pdf

Date	Ver.	Action By	Action	Result
9/19/2016	2	City Council	Adopted	
9/12/2016	1	General Committee	recommended for adoption (Section "F")	

APPLICATION FOR ZONING BY-LAW AMENDMENT 368-376 ESSA ROAD (WARD 6)